

current + selected works



retail • mixed use • lifestyle centers • entertainment • planning • graphics • interiors • residential • landscape • corporate • hospitality

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DDG

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one WORLD one FIRM
design a vision | make an impression | create an experience

current + selected works 2012

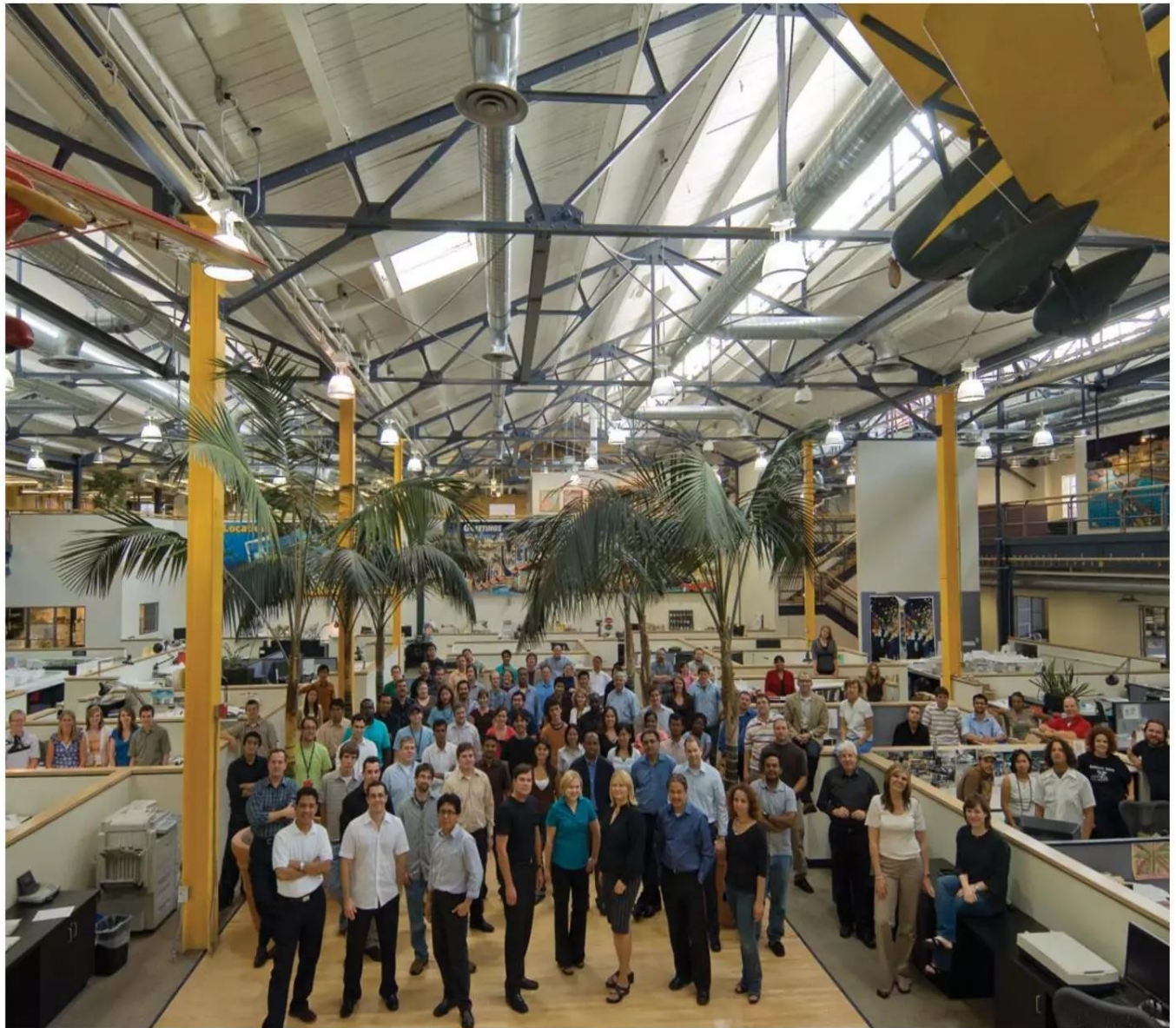
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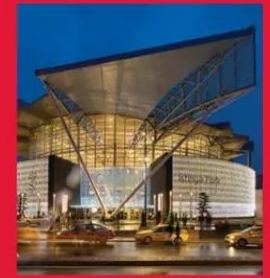
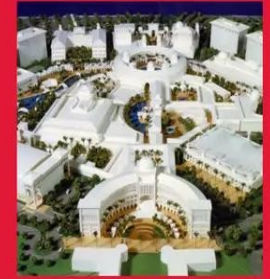
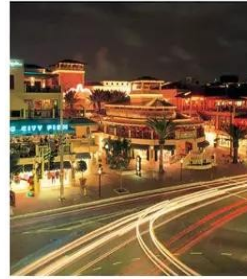
Baltimore-based DDG delivers inspired planning, architecture, graphics and design solutions that transcend convention, invite and explore new possibilities. An industry leader with a reputation for innovative thinking and visionary design, DDG's ingenuity, creativity and professional passion for designing sustainable, evocative and iconic energized environments has earned the firm its status as an industry and global leader.

From dynamic mixed-use destinations and extraordinary master-planned communities, to ground-breaking extreme sports and leisure concepts and spectacular retail and entertainment environments, the firm's work encompasses a vast spectrum of genres and design styles. DDG's award-winning track record is proof that great design can inspire new ideas, new uses, and new lifestyle possibilities, unlocking hidden potential to create a memorable and defining sense of place.



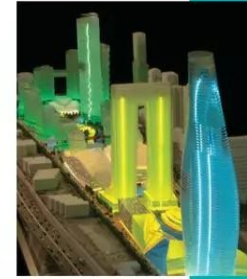
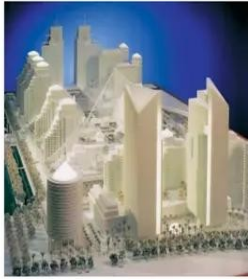
RETAIL

Innovative new concepts and compelling environments recapture the pageantry, color, energy, vitality and flair of the traditional marketplace, a space where sight, sound and spirit define an experience as comprehensively as structure and space. Trend-setting destinations re-envision the retail arena as supercharged, extraordinarily interactive, almost theatrical-elevating a place into an experience.



MIXED USE

Integrating multiple uses-retail, residential, office, entertainment, hotel-involves much more than just proximity. True synergy seamlessly blends disparate elements into a fusion of design and style, content and character, and form and function to promote commerce, encourage interaction, and develop a distinctive sense of place in harmony with natural and cultural surroundings-places to live, work and play.



LIFESTYLE CENTERS

Blending traditional design elements with modern convenience and selection, town centers connect small-town spirit with fresh contemporary lifestyle options. An intimate design scale, diverse merchandising mix and lively animation and programming create community environments that comfort and stimulate, invite pedestrian exploration, and encourage movement, vitality and interaction.



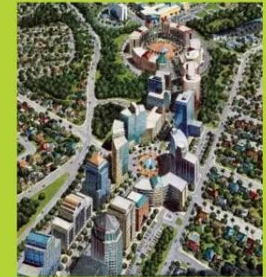
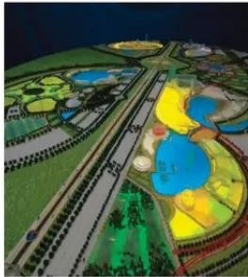
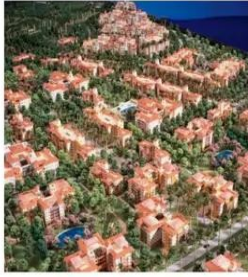
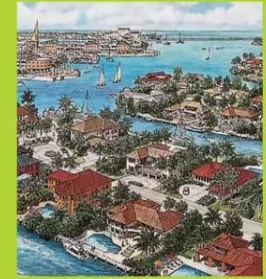
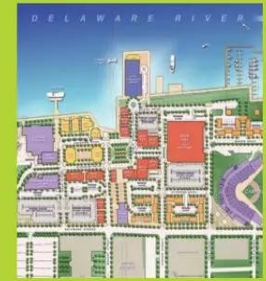
ENTERTAINMENT

In a world where people demand ever more out of their leisure options—always seeking something bigger, something more—expanding the boundaries of entertainment involves recognizing that fun isn't a venue or a theme park; it is an experience. From indoor roller coasters to interactive sports and games, from themed cinema destinations to exhilarating shopping center discoveries, new and engaging options are redefining leisure time.



PLANNING

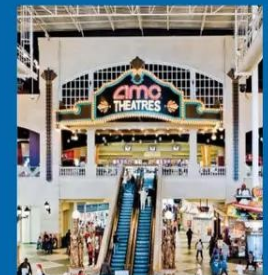
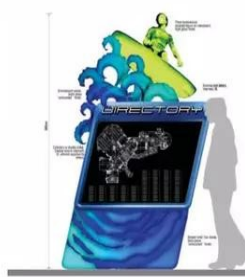
From mangrove forests to seafront promenades, from backyard landscapes to 10,000-hectare communities, creative and sophisticated planning demands the ability to weave intimate details into a cohesive, coordinated whole. Residential developments, resort communities and urban revitalizations are designed habitats, vibrantly integrated environments that are attuned to the wants and needs of their inhabitants.



GRAPHICS

DDG|GRAPHICS' multi-disciplinary team of designers is dedicated to creating unique and powerful visual solutions for extraordinary places all over the world. Whether it is an identity, web design, marketing materials, environmental graphics or an exhibit, DDG|GRAPHICS' combines skill and design knowledge in distinctive visual ways. Exhibiting a keen awareness of connection, context and architectural nuance, DDG's graphic design work forges a vital link between the built environment and the activities within.

DDG|GRAPHICS



INTERIORS

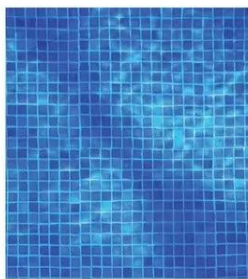
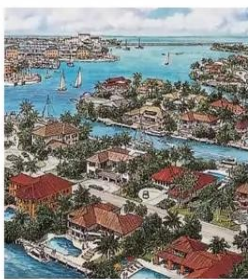
From luxurious hotel designs, to sumptuous materials and finishes for urban living, to efficient and comfortable professional office spaces, DDG's interiors attention to architectural detailing along with the subtle layering and progression of color, lighting, texture, balance and function all combine to create a unified interior that speaks to contemporary style and living. The use of local materials and natural finishes further enhances each project's unique heritage to create extraordinary destinations.

DDGinteriors



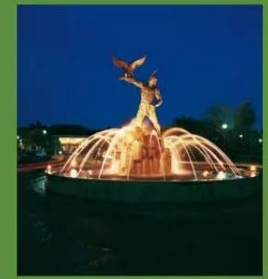
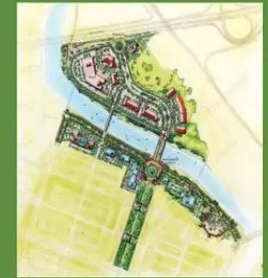
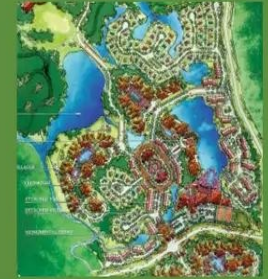
RESIDENTIAL

Successful residential environments demand both innovative design and careful consideration of context, amenities, landscaping and cultural or regional influences. From towering high-rise housing developments to elaborately planned communities, thoughtfully designed townhomes to elegant contemporary villas, loft-style urban apartments to dramatic waterfront residences, and country cottages to luxury condominiums, DDG creates exceptional living spaces that resonate with a sense of community, comfort, security and style.



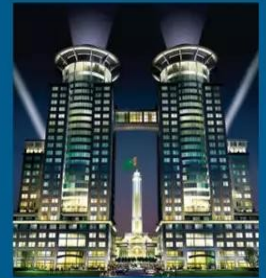
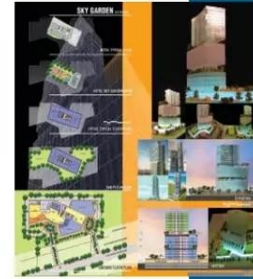
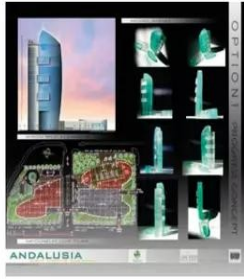
LANDSCAPE

DDG can provide a full range of landscape master plan services or for a specific area to fit the client's project requirements. After a site analysis of factors such as climate, soil, flora, fauna, topography and drainage, a comprehensive professional landscape design program can be created. This approach benefits the quality, use and value of the built environment by enhancing the project's theme and identity and improving the project's sustainability through reduced water consumption and energy efficiency. The landscape design typically addresses the location, character and materials of specific landscape plantings, hardscape surfaces, entry gateways, lighting design, water features, and site furnishings. DDG can be retained to develop the project's program, Concept, Schematic, Design Development documents, amenity specifications, cost estimates and time schedules. DDG is committed to providing environmentally-sustainable professional landscape design solutions.



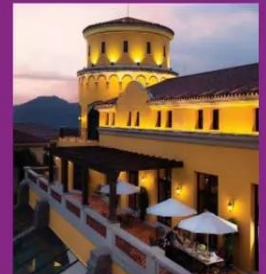
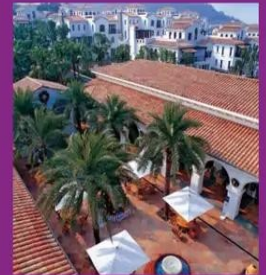
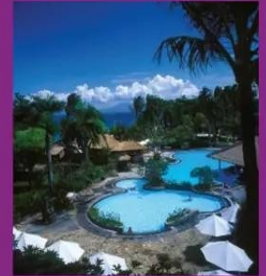
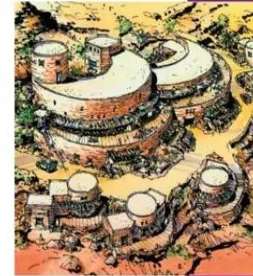
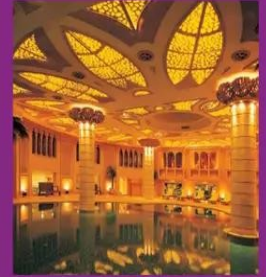
CORPORATE

From massive 9-tower urban developments, to serene suburban office parks, DDG maximizes office building efficiency. Housing multinational corporate headquarters, medical facilities, legal offices and a vast range of professional services, DDG's buildings feature people-friendly amenities such as pedestrian skybridges, dramatic atria with interactive fountains, landscaped public plazas, and accessible links to transportation, retail, residential, and recreational facilities.



HOSPITALITY

Premiere hotel and residential or resort destinations offer luxurious and comfortable surroundings that are as soothing and alluring as they are stimulating and enlivening. From urban hotels to themed resort communities, true hospitality fuses the familiar comforts of home with carefully crafted detail and exceptional artistry to establish an extraordinary and defining sense of place.



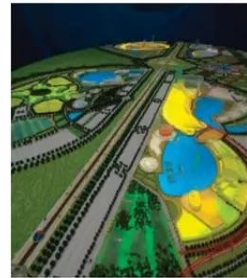
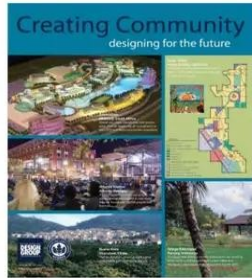
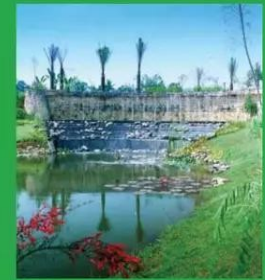
DDG Sports

DDG Sports, integrates the energy and drama of sports with an experiential retail and mixed-use flair featuring spectacular signage, dramatic lighting, interactive elements and bold architectural media components that exude a contemporary energy and vitality. By re-imaging the intersection of sports, retail and entertainment, DDG Sports has created memorable arenas and sports venues that have become iconic destinations that blend social, cultural, business, sports and entertainment elements in new and exciting ways.





DDG's dedication to advancing a sustainable design philosophy ensures that the firm's award-winning design portfolio is not just compatible with green design ideas, but represents some of the best and most innovative international planning and design work. Adhering to the highest standards of green design, LEED or Breeam, by advocating and practicing sustainable design principles, DDGgreen's work is grounded in the belief that the push for efficiency, simplicity and sustainability can inspire elegant architectural design solutions; green design is great design.





Town Square Las Vegas

Design/Completion: 2004/2005-2006
Location: Las Vegas, Nevada
Client: Turnberry Associates and Centra Properties
Size: 1.5 million square feet/139,355 square meters
Site: 100 acres/40 hectares

www.mytownsquarelasvegas.com

A lifestyle destination that breaks the Vegas mold, Town Square features a compelling combination of public parks, retail, hotel, office, dining and entertainment options. Located on the Vegas Strip, adjacent to McCarran International Airport with strategic access to I-15 and I-215, the project is at the heart of the action for Las Vegas.

Town Square offers an array of retail options and boutique shops oriented around a central town square with fountains and plazas. Family-friendly facilities include a children's park with a carousel, bookstores, art galleries, gourmet market and an 80,000 square-foot, 18-screen second-level multiplex theater. A revolutionary concept for Las Vegas – a city with few public parks, community spaces or traditional civic facilities – the unique format channels vibrant Vegas energy into an innovative new neighborhood-style retail and entertainment community. Telling evidence of this new approach is the conspicuous absence of those iconic Vegas landmarks: casinos.

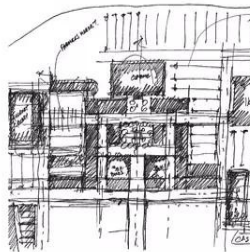
Town Square includes over 200,000 square feet of loft office space above street-level retail, a 250-key hotel and 90,000 square feet of health and fitness facilities. A collage of different architectural styles – from Old World-styled, Spanish mission-inspired "pueblo-deco" and traditional main street, to contemporary town center styling and Mediterranean influences – confer an organic sensibility, conveying the impression that the town has evolved over time. Abundant green space and tree-lined, colonnaded avenues shaded with trellises and canopies soften the streetscape, enabling the city's two million residents and 40 million annual tourists to experience a fresh new approach to Las Vegas design.

ICSC US Design and Development Award – Silver Award – Innovative Design of a New Project, 2009

Development Highlights

- No casinos as part of the development.
- 5687 parking spaces, including 1353 structured spaces.
- First true lifestyle development in Las Vegas providing a community destination and gathering place for residents + tourists alike.
- Curbside parking for retail tenant customers
- Town Square Park/Children's Park
- Diverse + strong tenant mix – H&M, Guitar Center, Whole Foods Market, Old Navy, Rave Motion Pictures (cinema), Robb & Stucky (home furnishings)
- Superb quality architectural facades, finishes and landscape amenities as one would expect "only in Vegas"
- A variety of tree + architectural shading provides a pleasant day-time walking environment in the extreme heat; while lighting and fireplaces enhance the evening experience.
- The creation of "land banks" to leverage increased future density along the most valuable site frontages.















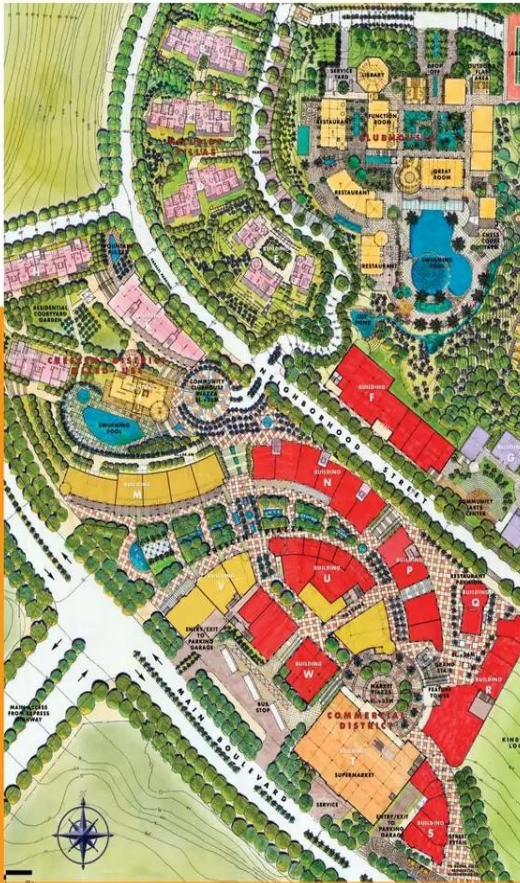
Xi Cheng Clubhouse

Design/Completion: 2008/on-going
Location: Shenzhen, China
Client: China Merchants Real Estate Ltd.;
Shenzhen OCT Real Estate Ltd.
Size: 5,000 square feet/465 square meters

Xi Cheng Clubhouse is the central hub and a main gathering space for the mixed-use community of Xi Cheng Buena Vista, in southern China. The Clubhouse blends simplicity and grandeur, built in an Andalusian style that mirrors that of the surrounding community, with white stucco buildings, red-tile roofs, and inlaid brick sidewalks around the building. A distinctive clock tower anchors one corner, forming a prominent community landmark. The Clubhouse's graceful arches define twin pavilions facing inward on a red-tile courtyard and palm-lined pool. Inside, natural stone arches and dark wood-veneer ceilings add warmth and intimacy within a large, open, community space.

An east-west roadway axis running past the Clubhouse is the main access into the community, while water features mark the north-south axis. Water cascades into the Clubhouse courtyard from pools and fountains within a nature preserve on the southern hilltop. Pools also accent a linear garden extending north into what will soon become a residential village of townhouses and free-standing villas.





Xi Cheng Buena Vista

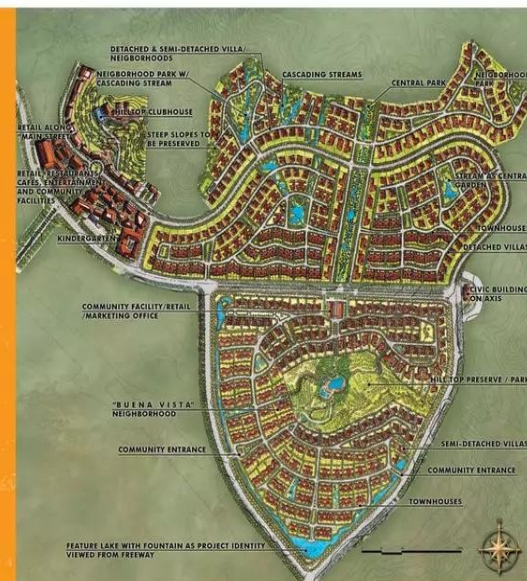
Design/Completion: 2004/ongoing
Location: Shenzhen, China
Client: China Merchants Real Estate Ltd.,
Shenzhen OCT Real Estate Ltd.
Size: 568 acres/230 hectares

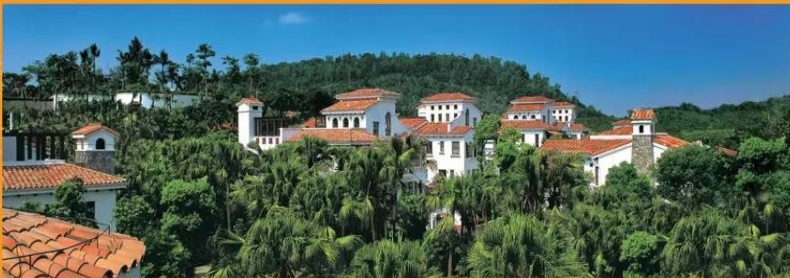
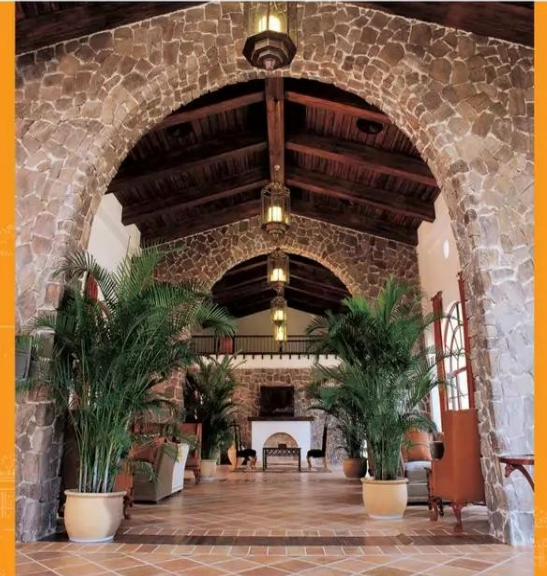
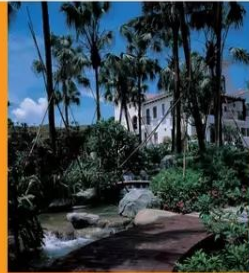
The residential/mixed-use development of Xi Cheng - which loosely translates to "Dawn of a New City" - exudes elegant tranquility and style. Tucked against the base of majestic Jiang Gang Shan Mountain, Xi Cheng's dramatic location - near downtown Shenzhen and surrounded by hills and scenic vistas - resonates with urban convenience and comfortable community living. Pocket parks, green space and water emphasize the organic nature of the master plan. The layout flows with the existing topography: a natural progression of spaces adds to a sense of

discovery. Conceptual axis elements bisect the site, forming intuitive connections between thematic and topographical highlights. White stucco, stone, and clay tile materials recall Spanish and Italian design themes.

Xi Cheng is composed of three interconnected areas. Buena Vista, a residential neighborhood, features townhomes and villas around a central hill park and community pool. A surrounding waterway encompasses Buena Vista, while a feature fountain to the south adds visibility from the roadway beyond. Water elements spill into the linear

park anchoring the northern component, which features detached and semi-detached villas. The third parcel, Las Terrazas, is a 50,000-square-meter mixed-use area to the northwest with restaurants, shops, serviced residential units, a clubhouse, community arts building and a kindergarten.













Cocowalk

Design/Completion 1987/1990

Miami, Florida, USA

Client: Constructa Properties & Grand Oak Partnership

GLA: 200,000 square feet/ 18,590 square meters

Building structure: post-tensioned concrete

Building Materials: masonry with stucco finish with natural stone and pre-cast concrete accents

As the first themed urban retail-and-entertainment center in America, Cocowalk, in Miami, Florida, has played a key role in defining the genre. Its three U-shaped levels contain more than 40 shops, restaurants, nightclubs, and cafés, and a 16-screen multiplex cinema. Parking under and behind the center enters directly into shopping levels.

One innovation was making the cinema the project's anchor; another was locating it on third floor, with walkways structured to draw moviegoers past other merchants. Still

another innovation is Cocowalk's reduced scale, with floor-to-floor heights at about four meters (12 feet), roughly two-thirds of the U.S. norm. The smaller scale increases intimacy and interaction within and between levels.

Cocowalk's centerpiece is a palm-tree-lined open-air courtyard that doubles as a food court and entertainment venue. Boutique-lined verandas on all levels surround the courtyard, which opens directly to a perimeter sidewalk, so visitors can enter the complex without committing to parking lots, vestibules, or even stores. Red roof tiles and stucco siding give Cocowalk the look and texture of a Mediterranean village, and are in keeping with its South Florida environment. Details such as the selection of 15 different kinds of floor tile and a variety of building elevation designs create the impression that the complex has evolved naturally over time.

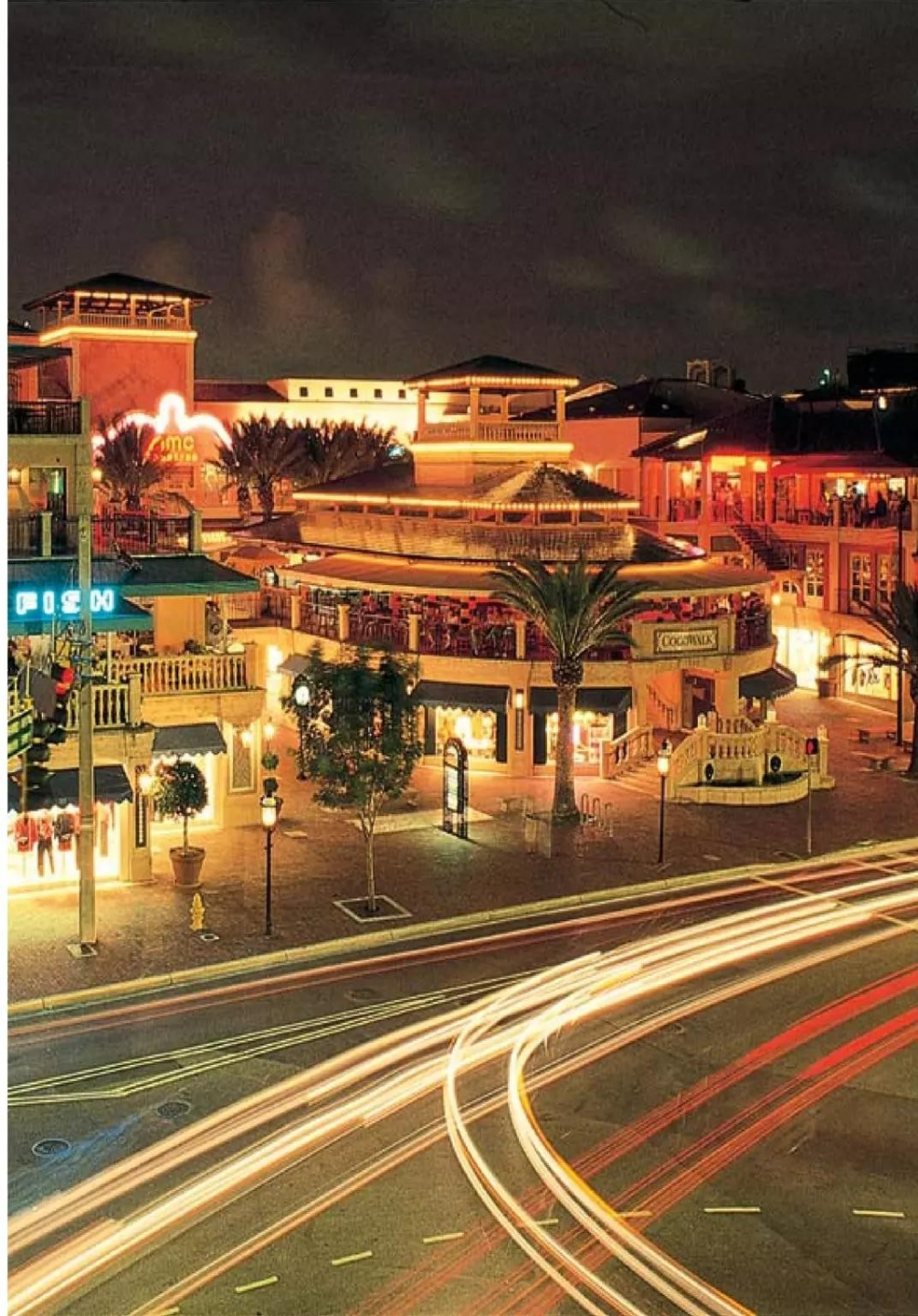
FIABCI Prix d'Excellence – Finalist – Retail Properties 1997

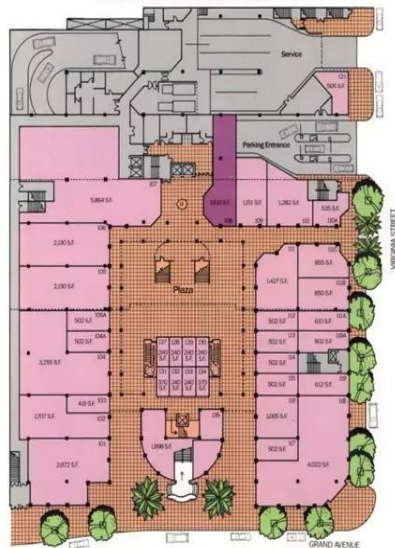
ICSC Design and Development Award – First Place Award – Innovative Design of a New Project, 1992

Urban Land Institute Award of Excellence – Small-Scale Commercial/Retail Development, 1992

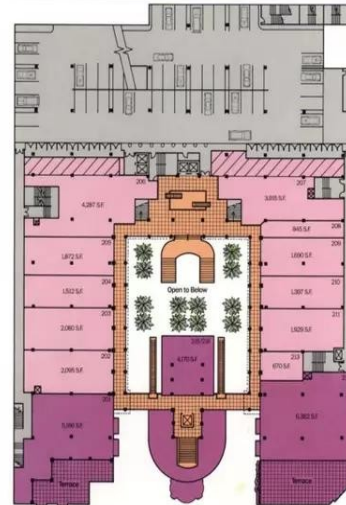
National Mall Monitor Centers of Excellence – Honorable Mention, 1991

City of Miami, Beautification and Environment Award, 1991

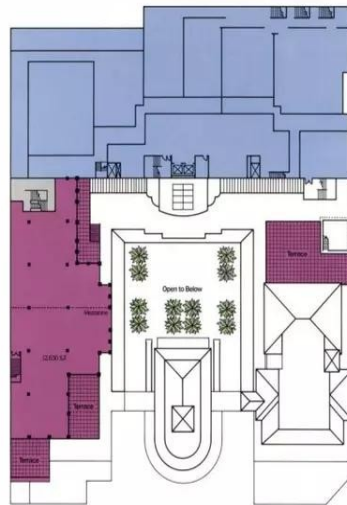




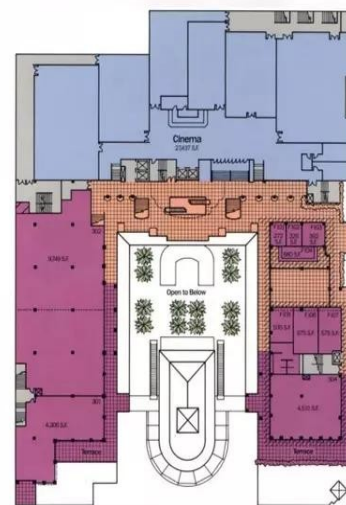
STREET LEVEL



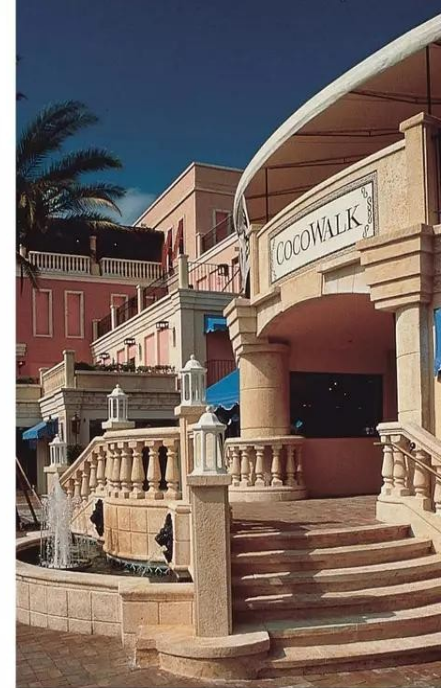
SECOND LEVEL



MEZZANINE LEVEL



THIRD LEVEL





Pondok Indah Mall II

Design/Completion: 2004/2005
Location: Jakarta, Republic of Indonesia
Client: PT. Metropolitan Kencana
Size: 614,619 square feet/57,100 square meters of GLA

The Pondok Indah Mall Phase II expansion adds an expanded range of shopping, dining and entertainment experiences to the DDG-designed mall that became Jakarta's first and most prestigious multi-level shopping center. The expansion takes on a more historical character, with shapes, materials and finishes referencing Old World styles, yet remains compatible with the existing mall's more contemporary design.

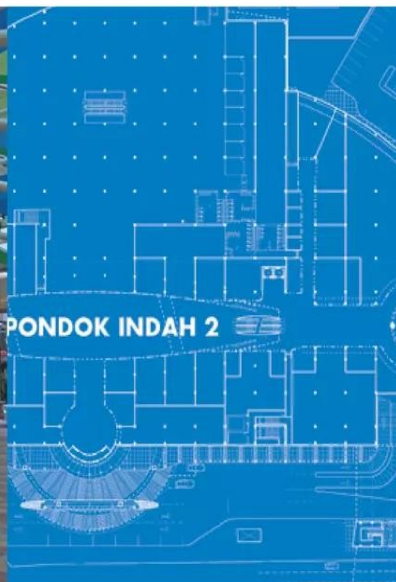
Three levels of international retail line a grand, enclosed central Galleria lit with bright, natural illumination. Connected by two major

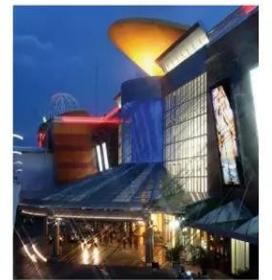
pedestrian bridges to the existing mall, the expansion offers a three-level department store, mini-anchors, supermarket, food court and a seven-theater cineplex. A family entertainment center anchors one end of the expansion and connects directly to the food court and international restaurants. The multi-story facility includes an ice rink, bowling center and state-of-the-art interactive entertainment technology.

A planned 300-key hotel will anchor the opposite end of the shopping center. Seamless on-site vehicular circulation and

over 3,000 additional parking spaces in structured and on-grade facilities alleviate congestion and movement to and from perimeter road systems. Pedestrian traffic is easy and efficient, flowing throughout the entire Pondok Indah shopping center complex.

*FIABCI Prix d'Excellence - Category - Winner
Retail Properties, 2006*





Lujiazui 1885

Design/Completion: 2005/2008
Location: Pudong, China
Client: Shanghai Lujiazui Development
(Group) Company Ltd
Size: 80,729 square feet/
7,500 square meters



Building A

Building B

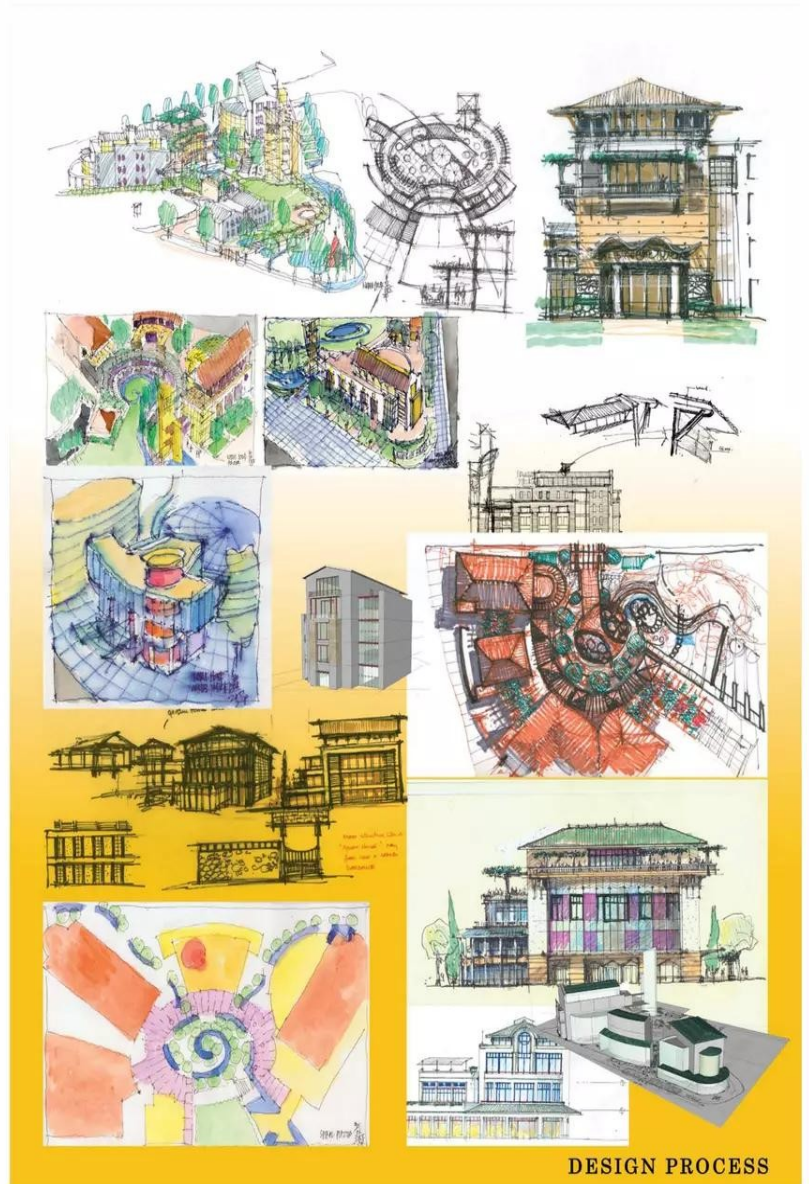
A prominent site along Pudong's main thoroughfare of Century Boulevard, Lujiazui 1885 transforms a small parcel of vital downtown real estate into a prestigious retail, dining and entertainment experience. Faced with the challenges, covenants and zoning restrictions of a small, high-profile site, the layout makes ample use of green space, integrates historic structures and traditional elements, and uses meticulous crafting and innovative design solutions to create a compelling destination in the urban heart of Pudong.

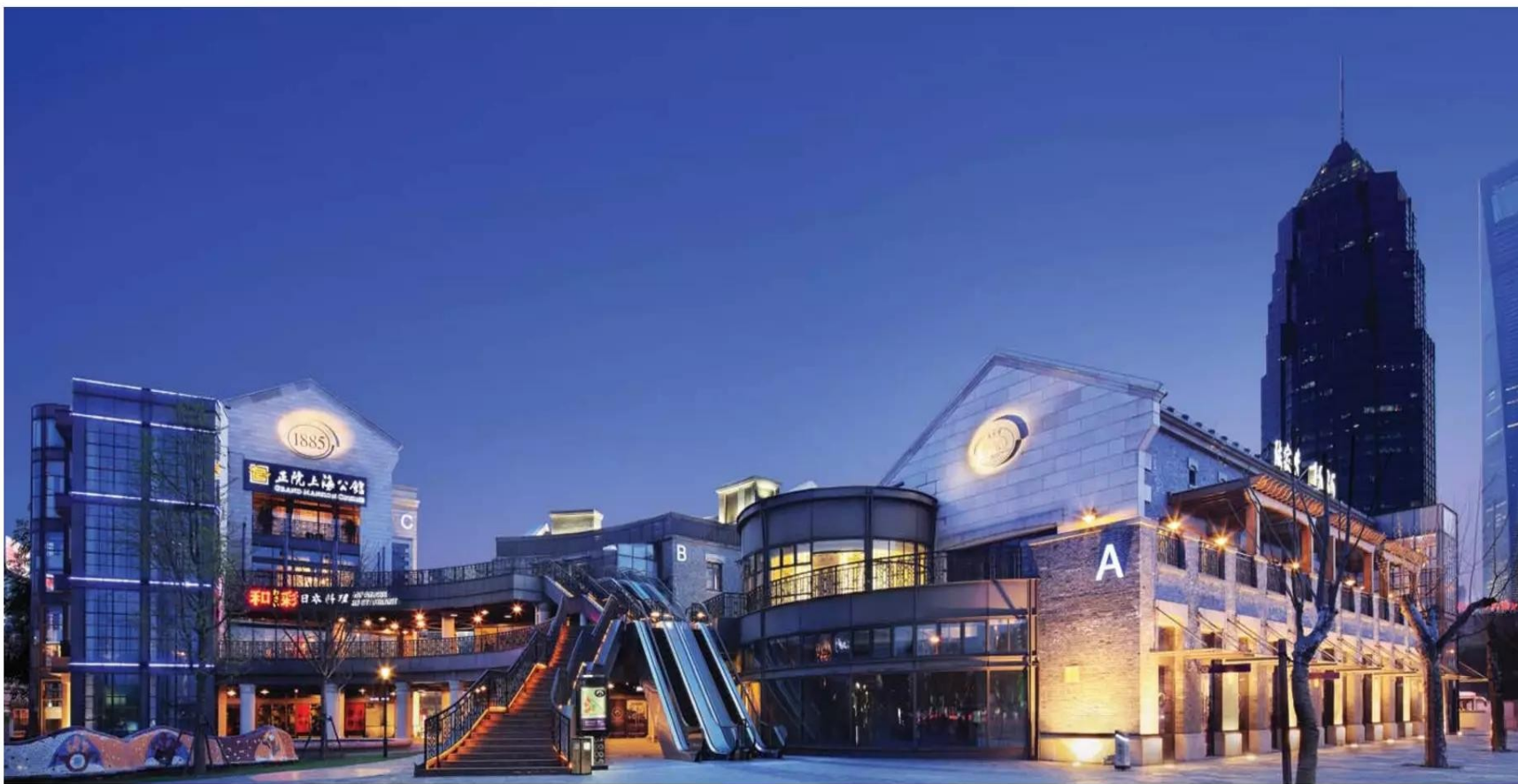
Three main buildings with restaurant and signature boutique retail tenants, line the west side of the wedge-shaped site. Multilevel structures evoke elements of traditional Shanghai architecture, and open terraces look out over a central events plaza. The plaza features a large oval lawn surrounded by paved walkways and landscaping, water elements and outdoor café seating. Flanked by the existing Noble House restaurant, a small, traditional tea house overlooks the central court. A high-end private club, Noble House was formerly a grand private residence, and

exhibits French colonial architectural artifacts. Underground service and delivery areas provide a creative alternative to traditional back-of-house operations, and accessible on-site underground parking accommodates nearly 200 vehicles.

With elegant styling and skillful juxtaposition of historical context and urban vision, Lujiazui 1885 merges the past with the present in ways that celebrate its distinguished location at the literal and figurative intersection of today's Shanghai.









1885

正院上海公館
GRAND MISSION CUISINE

JAPANESE RESTAURANT 料理本日彩和

彩和

B



LoureShopping

Design/Completion: 2002/2005
Location: Lisbon, Portugal
Client: Sonae Imobiliária - Serviços, S.A.
Size: 645,600 square feet/60,000 square meters

Contact: Jose Quintela
351.2.175.150.00
jquintela@sonaesilva.com

Situated on a curving swath of land just outside of Lisbon and adjacent to a major east-west highway, LoureShopping overlooks a large expanse of public green space, parkland and interstate highway beyond. This vibrant new retail and entertainment destination's combination of curving, elegant lines and bright, contemporary styling and graphics infuse fresh energy into the traditional mall concept.

The graceful lines, smooth curves and extensive glass frontage of LoureShopping enclose the hypermarket, a six-screen

cinema, bowling alley and a wide array of retail and dining options. An extensive glass facade opens onto all levels of the building along the eastern edge of the property, giving motorists and pedestrians traveling along the adjacent avenue a direct view into the energy and retail activity inside. Large graphic advertising panels and lively tenant graphics animate the exterior of the center, and rippling molded canopies and banner signage add depth and texture.

An attached parking deck includes two levels of underground parking with points

of escalator and elevator access to the center's interior. At the south end of the building a large, distinctive truncated glass cone, supported by a latticework steel frame, surrounds escalators rising from the lowest level of parking to the second-floor food court. A vibrant high-ceilinged space under a dramatically swooping glass and steel roof, the food court takes advantage of the scenic park-view overlook with open-air terraces and tree-shaded balconies. The outdoor features and glass ceiling reinforce a larger natural theme of the sun, moon and stars

running through the LoureShopping design: a concept reinforced by the flowing curves and organic lines of the structure itself.

ULI Awards for Excellence, "Finalist - Europe", LoureShopping, Lisbon, Portugal

LoureShopping is the first Portuguese shopping centre with Environmental Certification from ISO 14001, in the field of works process and construction



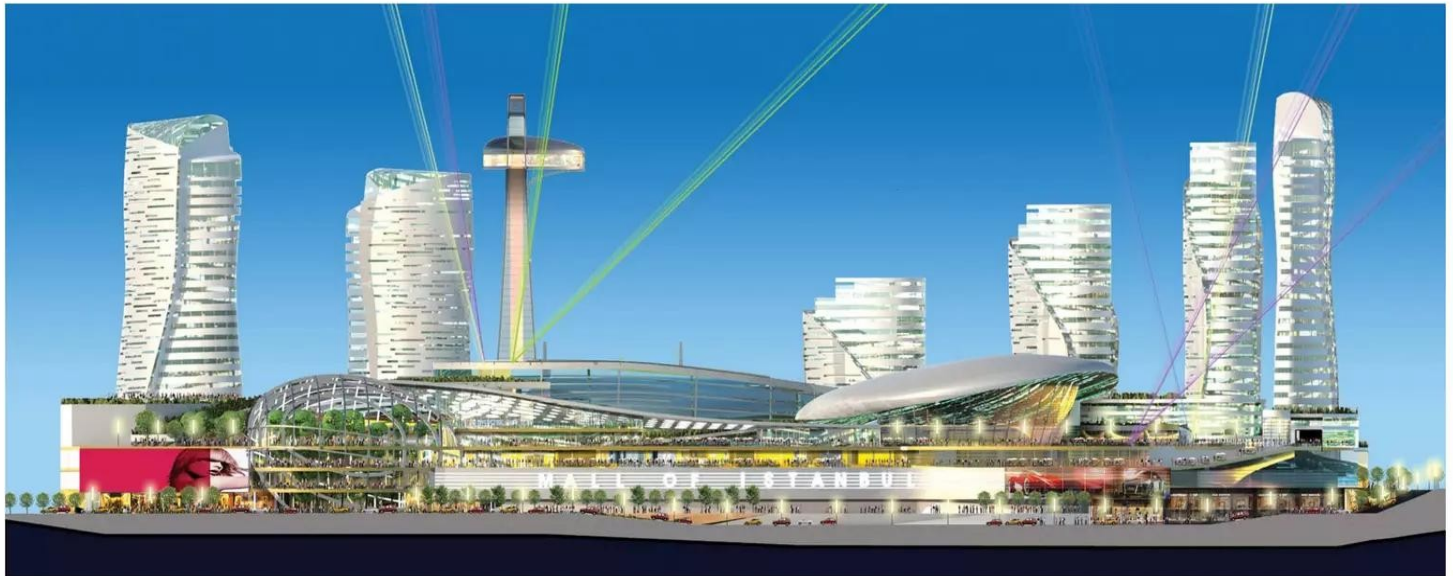






Mall of Istanbul

Design/Completion: current project/2011
Location: Istanbul, Turkey
Client: Torunlar
Size: 5.5 million square feet/510,996 square meters: 150 acres/61 hectares
Overall GBA 330,000sm+ GLA 255,000sm
Retail GBA 195,000sm + GLA 135,000sm
Apartments GBA 108,000+ GLA 97,000, plus the number of units 1500
Hotel GBA 20,000sm+ GLA 18,000sm, plus the proposed number of keys 300
Parking spaces – structured 5600









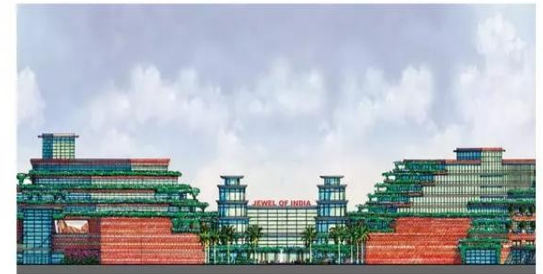


Jewel of India Mall

Design/Completion: 2007/ongoing
Location: Jaipur, India Client: SUNCITY
Projects
Size: 1.5 million square feet/ 139,355
square meters

A large enclosed shopping center with an outdoor town center component, The Jewel of India Mall provides 1.5 million square feet of upscale retail, dining and hospitality options. An attached 5-star 240-key hotel offers full-service banquet facilities, and additional business space provides an added office component.

The Jewel of India Mall includes four large department store anchors and two separate food courts. In a nod to cultural traditions, one food court is dedicated exclusively to vegetarians. The project includes underground parking that provides ample accommodations for upwards of 2,000 vehicles, and the sub-level garage offers direct elevator and escalator access up into the heart of the mall. The striking design of the Jewel of India Mall embraces organic forms and curving lines. The flowing, sinuous exterior presentation of the mall uses locally quarried cream-colored sandstone to create the appearance of a flowing, sculptural expanse of stone and masonry.



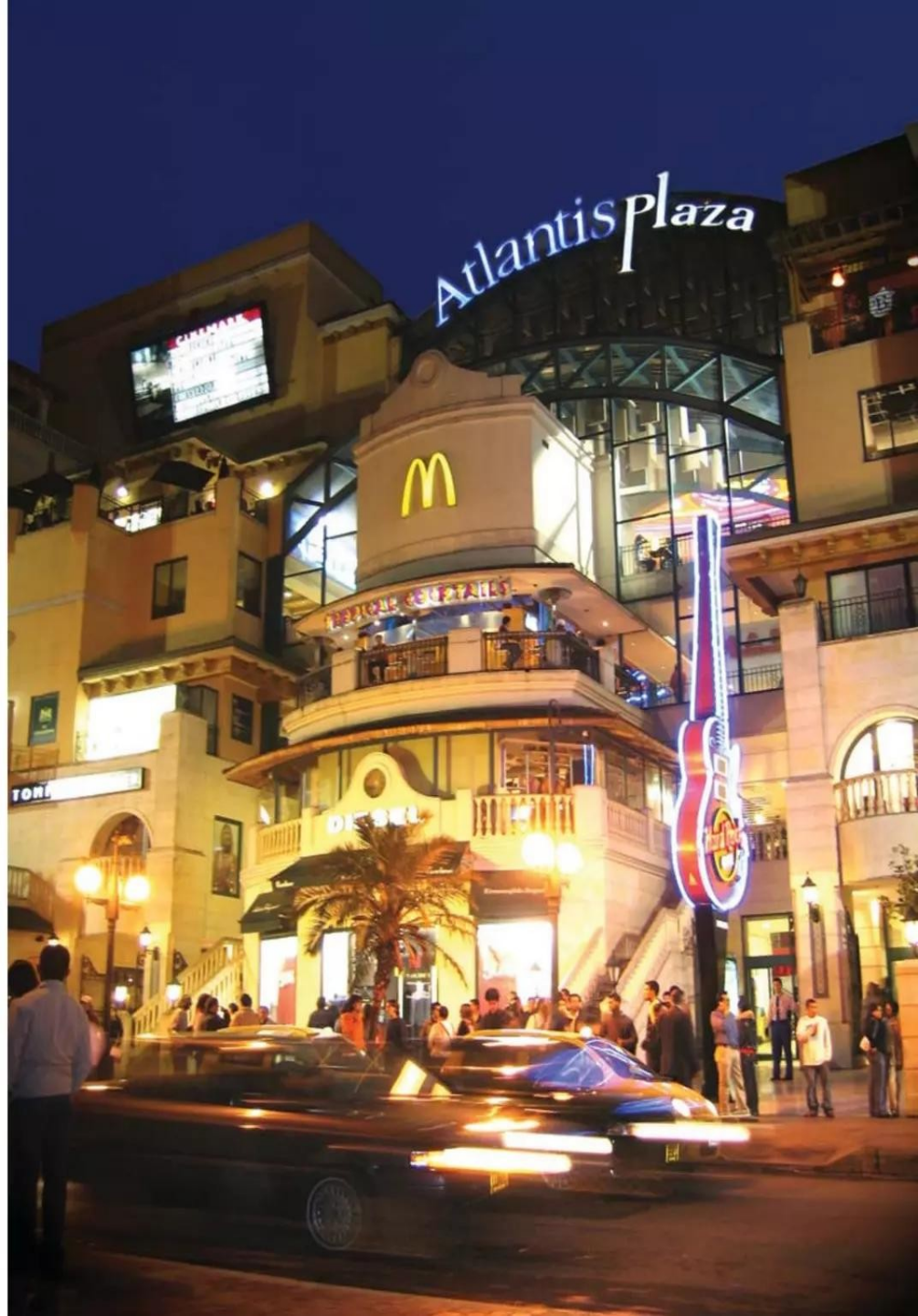
Atlantis Plaza

Design/Completion: 1998/1999
Location: Bogotá, Colombia
Client: Espinosa Fenwarth Construcciones
Size: 133,757 square feet/
12,431 square meters

Stylistically distinct and unlike anything else in the region, Atlantis Plaza's Mediterranean styling, bold presentation and high-energy concept distinguish this innovative Bogotá destination. Just blocks away from an existing mall, Atlantis Plaza helps reinvigorate the corridor of streetside retail, dining and entertainment connecting the two destinations. Streets are closed to vehicular traffic, creating a pedestrian avenue and leisure destination and solidifying Atlantis Plaza's reputation as a groundbreaking urban retail and entertainment venue.

Located on the north side of the city, Atlantis Plaza features five retail levels of international retailers, specialty boutiques, music stores, bookstores, cafes, and a themed restaurant and nightclub. Terraced restaurants and shops overlook a courtyard plaza: an internal atrium space enclosed within dramatic steel-trussed glass frontage and skylighting. Additional levels offer a food court showcasing local and global cuisine, an interactive high-tech games arcade, an 8-plex theater with stadium seating and a VIP mezzanine, and four levels of underground parking with space for over 600 vehicles.

The solidity of the masonry, stucco, natural stone and pre-cast concrete accents combines with sleek contemporary elements – steel, glass and neon – in an energizing juxtaposition of traditional and modern. In this environment, candlelit terraces, balconies, cast iron lamps, gates and fixtures combine with escalators, fountains, trees, busy staircases and an animated progression of spaces to contribute a boutique energy and an open, active feel to the project.





Menlyn Park

Design/Completion: 1997/2001
Location: Pretoria, Republic of South Africa
Client: Old Mutual Investment Group
Property Investments
Size: 1,200,000 square feet/111,524 square meters

www.menlynpark.co.za

Development Highlights

- At the time of construction, it was the largest expansion + renovation project in South Africa.
- Careful planning allowed the center to remain fully open for business throughout construction - even during the addition of a new third level of retail.
- Unique roof-top Drive-In movie experience built atop the parking deck.
- Interior spaces sized to accommodate highwire acts.
- Outdoor events arena for all season sports and community events.
- Increased sales increased from \$16,822,070 (pre-construction) to \$99,775,733 (post-construction).
- Monthly shopper flow increased from 650,000 people to an average of 1,300,000 people.



Although bigger often means more confusing, the renovation of Pretoria's Menlyn Park nearly doubled the size of this popular regional shopping center, while improving access and organization and adding new feature spaces to increase its attractiveness to consumers. Working from a new master plan, Design Group expanded Menlyn Park vertically and horizontally, completing what were partial upper levels and adding a new lower level to the east end. A new ring road system enhances traffic circulation and provides entry into a six-level parking garage. Entry points have been simplified, and the new garage feeds directly into each of the center's three levels. The design imaginatively transforms the top level of the garage into a drive-in movie theater, which is adjacent to a 16-screen cinema.

Menlyn Park's most striking feature is the Grand Hall, a three-level court carved from the center of the complex. A tensile roof covers the hall, adding to its open and airy ambience. Another innovation is Menlyn Events, an arena inspired by Roman amphitheaters that will provide a venue for activities ranging from rock concerts to soccer matches.

A new graphic identity with colors and shapes inspired by traditional African patterns complements design innovations throughout the center, which remained open during the extensive renovation.

ICSC Design and Development Award - First Place Design Award, Renovation/Expansion of an existing project, 2002

Creativity 31 Competition - "Creativity Annual" - Recognition of Outstanding Environmental Graphics, 2002









Menlyn Events

Location: Pretoria, South Africa
Developer: Old Mutual Investment Group
Property Investments



The Zone@Rosebank

Design/Completion: 1998/2000
Location: Johannesburg, Gauteng, Republic of South Africa
Client: Old Mutual Investment Group Property Investments
Size: 290,520 square feet/27,000 square meters

For all its visual intensity, two key features set the (loud) tone for the Zone@Rosebank, a bold, high-tech urban entertainment center in Johannesburg's Rosebank suburb. One is the graphic power of an electrified streetscape, which takes advantage of Rosebank's enviable corner location at the intersection of Oxford Road, a major municipal artery, and Tyrwhitt Avenue, a popular pedestrian street. Rosebank engages the street, with the exterior chiefly serving as a medium for the contemporary graphic design expressions of its tenants, which include upscale boutiques, high-tech arcades, Internet cafes and themed restaurants, department store and 14-screen multiplex cinema. Rather than leave these designs to chance, Design Group worked with tenants to create high-energy, studio-like design identities. The studio environment also carries to interior mall and court areas, with prominent tenant merchandising and promotions.

The second defining feature is a cone-shaped skylight cutting through the center's core into the third-level lobby. An interior cylinder descends from the cone through the first two levels, connecting the cinema lobby to the shopping below. The dynamism

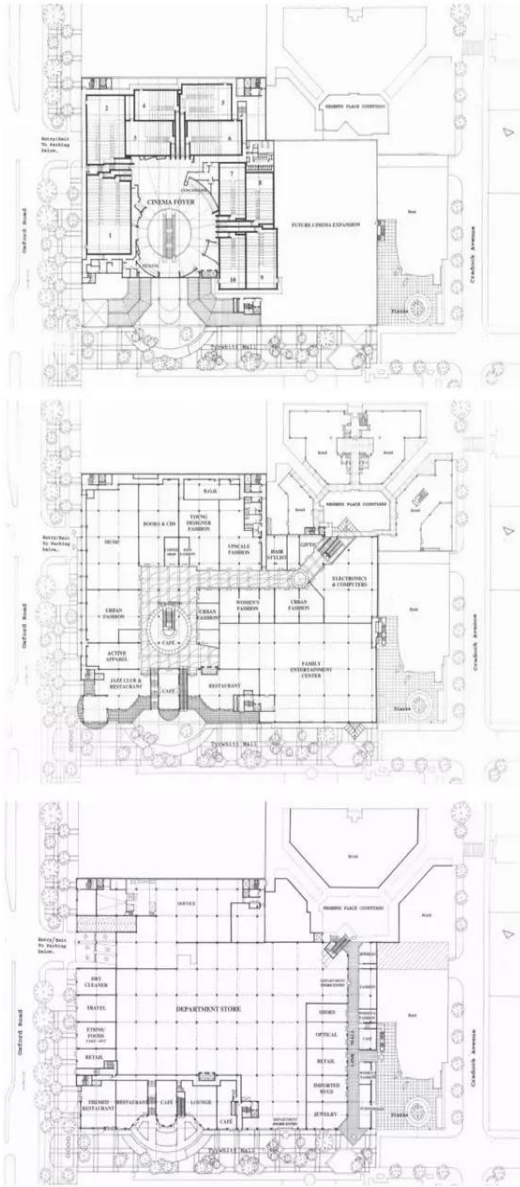


of the cone shape and the rose-petal design of its skylight draw attention and movement upward. The cone walls at the cinema level double as advertisement or movie trailer projection screens. At night, the cone shines as a beacon on the urban landscape.

At the time of publication, a mixed-use expansion, including shopping, hotel and residential components, is in the planning and design stages.

ICSC International Design and Development Award – Certificate of Merit, Renovation or Expansion of an Existing Project, 2001



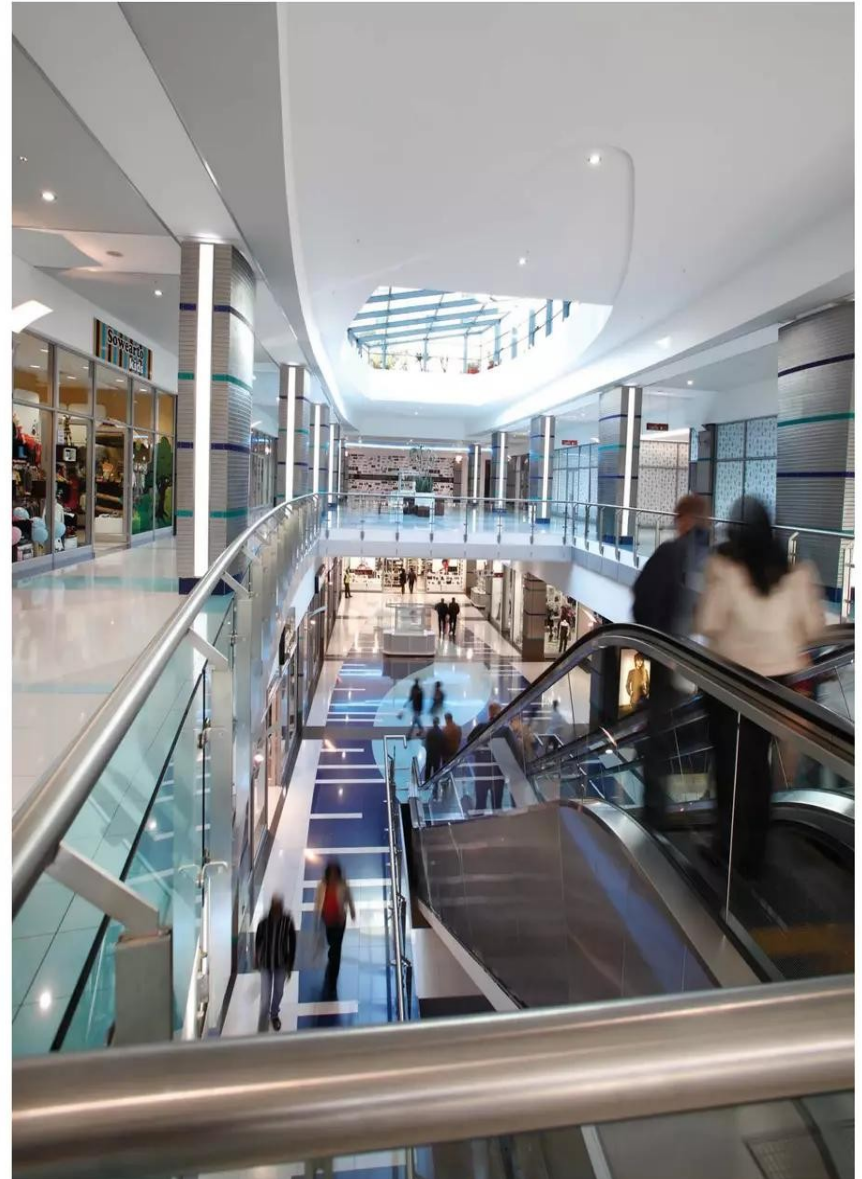




The Zone@Rosebank Expansion

Design/Completion: 1998/2000
 Location: Johannesburg, Gauteng, Republic of South Africa
 Client: Old Mutual Investment Group Property Investments
 Size: 306,746 square feet/28,508 square meters







Easton Town Center

Design/Completion: 1995/1999
Location: Columbus, Ohio, USA
Client: Georgetown LTD/Steiner + Associates

Phase I GLA – 650,000 square feet/ 60,409

square meters on 33 acres/13.4 hectares

Phase II GLA – 750,000 square feet/ 69,703

square meters on 40 acres/16.2 hectares

<http://www.eastontowncenter.com>

Development Highlights

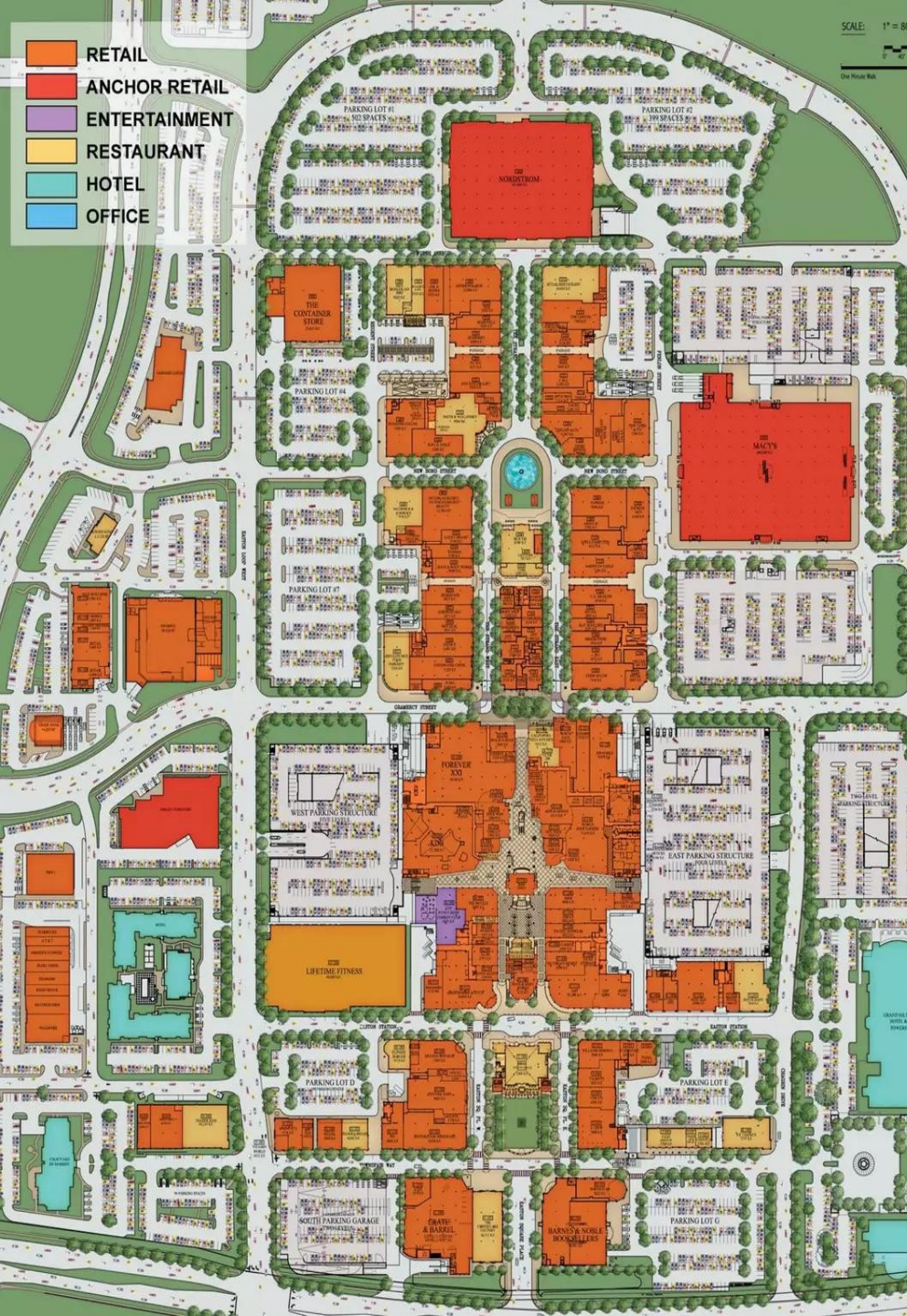
- 7000 surface spaces, 550 structured spaces funded with TIF money. Taxes and maintenance costs are charged back to non-anchor tenants.
- 20 million visitors annually in a trade area of 1.6 million people. The secondary trade area is 85 miles out. 25% of all sales are outside the primary and secondary trade areas.
- Easton Town Center has inspired over 7 million square feet of retail, office, hotel, and residential development.
- Voted among the top ten retail destinations in the world by several international magazines.
- Test center for new retail concepts
- 3 highly successful hotels.
- The center has been highly successful resulting in several expansions since the original center opened.
- The first free-standing Nordstrom's department store in that company's history.

An award-winning antidote to suburban sprawl and a genre-defining mixed-use destination, Easton Town Center displays a mid-America theme that integrates shopping with entertainment, recreation, office, residential and hospitality components. Easton adapts tenets of New Urbanism design in ways that reflect its setting near the city of Columbus. Designers used storyboards to plan Easton, adapting vernacular themes of Midwestern American towns in the first half of the 20th century to contemporary uses. Recognizable icons like the Fire Station, Library and Drug Store help create the impression that the design has evolved over time. Easton's centerpiece is an enclosed mall designed as a traditional Midwestern train station, with a 30-screen cinema, video arcade, and other entertainment tenants. Smaller stores and cafés at street level fill out Easton's traditional street grid. Office space is above the stores on the second level. Narrow, tree-lined streets and parallel parking sidewalks unite vehicles and pedestrians to complete the quintessential small-town ambience.

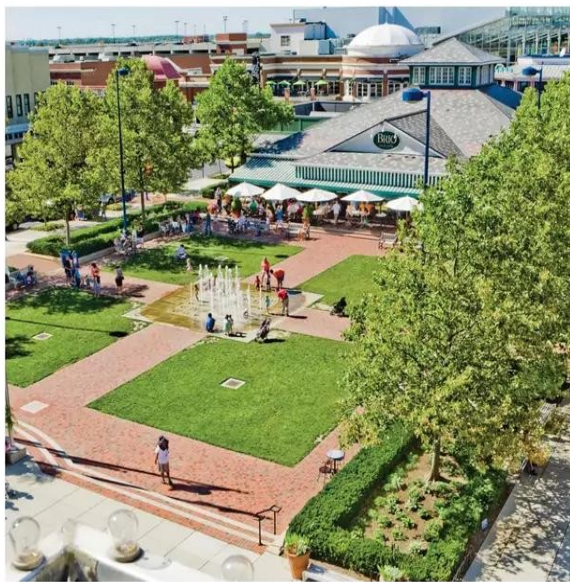
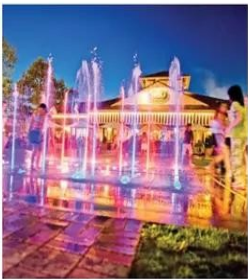
Phase Two, the Fashion District, is focused around the Strand, a linear, almost Parisian, run of parks, fountain plazas and retail to provide a series of public gathering spaces that evoke a grand shopping avenue. A tree-lined central median with large stately cast-iron lampposts, banner-mounted signage and brick pedestrian walkways facilitate "cross-shopping" and encourage movement and flow.

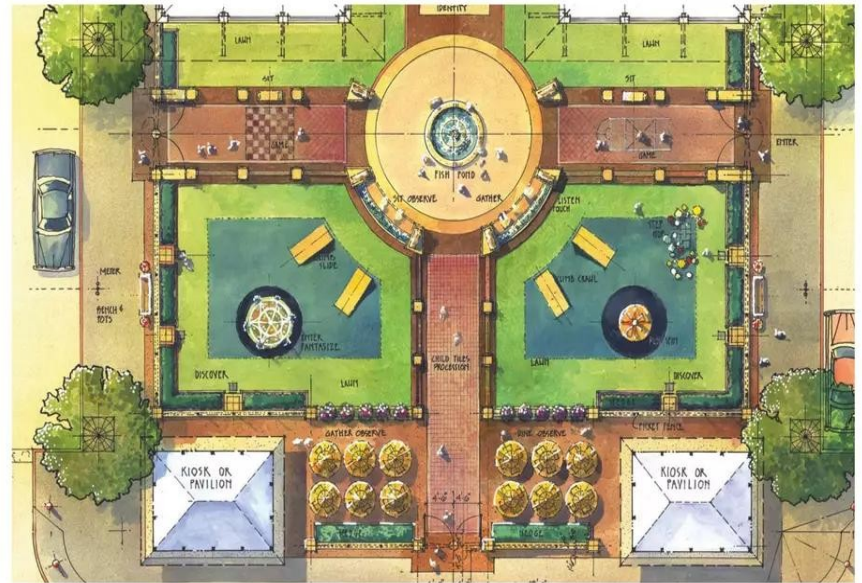
2000 ICSC Design and Development Award – Design Award, Innovative Design and Construction of a New Project









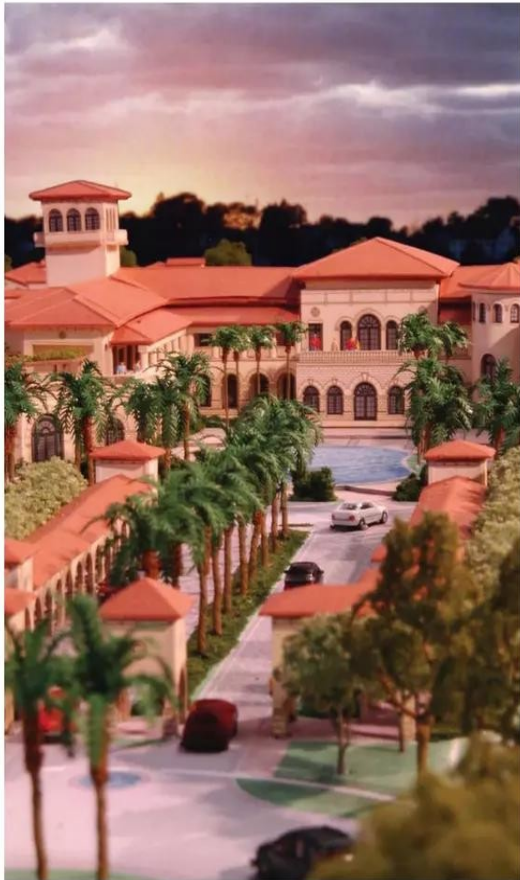






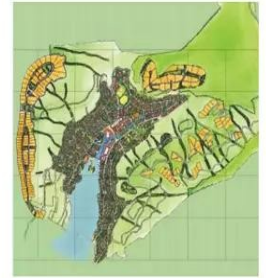
Lavasa Dasve Village

Design/Completion: 2007/under construction
Location: Mumbai, India
Client: Lavasa Corporation, Limited
Size: 70 acres/28 hectares



Dasve Village Town Center is part of the larger Lavasa master-planned development in India's Mose Valley. Warasgaon Lake, formed by the Warasgaon Dam at the eastern end of the 20-kilometer-long, 5-kilometer-wide valley, defines the site, and the overall project consists of over 12,500 lakefront and hillside acres bordering a forest preserve to the north. An environmentally sensitive design that preserves natural contours and watercourses accommodates the hilly terrain and severe climate in the monsoon season.

Inspired by European and Goan influences, Dasve Village is the northernmost of the five planned Lavasa towns, and the mixed-use town center at the heart of the village embodies Dasve's eclectic style and international town planning and architectural sensibilities. A public place that creates literal and figurative connections between two new university campuses and the surrounding town, the town center design creates places where university and civic functions interact and overlap. Two campuses, the Hilltop Campus to the north and the Lakeside Campus to the south, incorporate a range of dual-use facilities – auditoriums, arenas, sports facilities – intended for both town and university use. Public residences and faculty housing intermingle, and Dasve's retail core features a student-friendly mix of bookstores, restaurants and cafes.



Istinye Park

Design/Completion: 2004/2007
Location: Istanbul, Turkey
Client: Orjin Deri Konfeksiyon San. Ve Tic.,
A.Ş.
Size: 796,240 square feet/
74,000 square meters of GLA

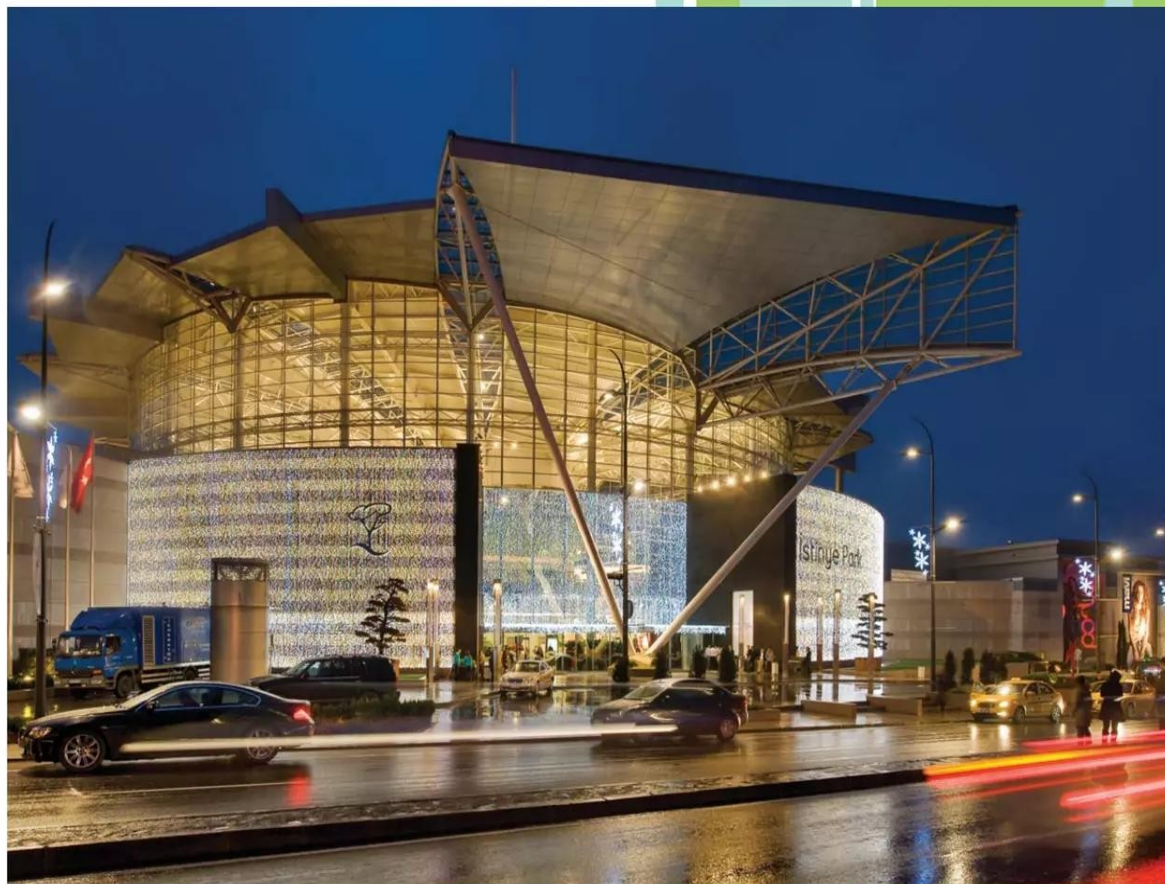
Istinye Park is a vibrant new retail and entertainment destination situated above a natural topographical "amphitheater" of master-planned mid-rise residential neighborhoods. The project consists of three conceptually and architecturally distinct elements – a grand central entertainment rotunda, an open-air lifestyle center and a glass-roofed indoor retail area – combined into one multifaceted omnicenter.

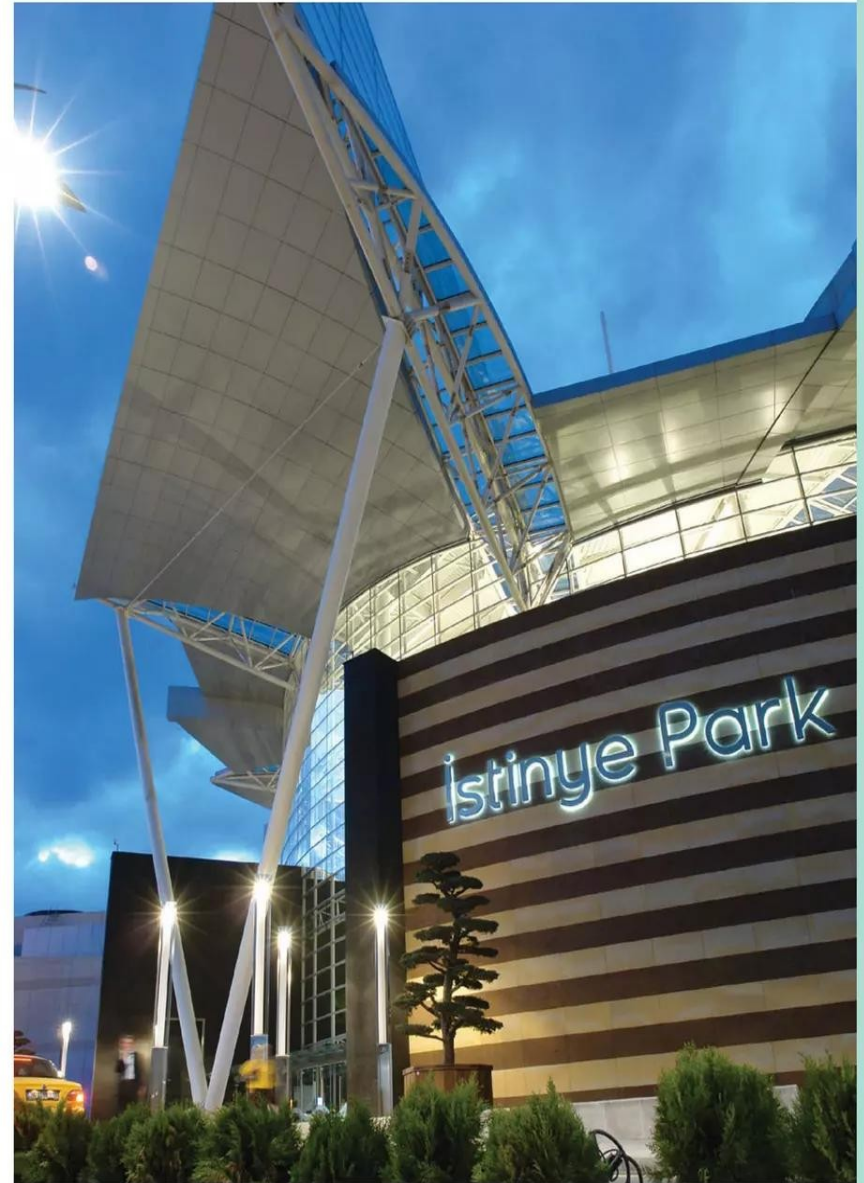
Master-planned on over 13 hectares, Istinye features a range of retail, restaurant and entertainment venues serviced by four levels of sub-grade parking. The project's centerpiece is the Grand Rotunda, a dramatic arena-like space beneath a scalloped, segmented roof structure. Supported by a central exterior mast and suspension cables, this 100-meter-diameter hard-shell canopy encloses a food court, a 10-screen stadium-seating cinema, themed retail and an amphitheater. The open-air Lifestyle Center, with central lawn park, street-side shopping and two levels of specialty retail, offers a relaxed atmosphere, while the department store anchors, under the massive skylights and abundant natural lighting of the three-level Fashion Zone, present a fresh take on an enclosed mall.

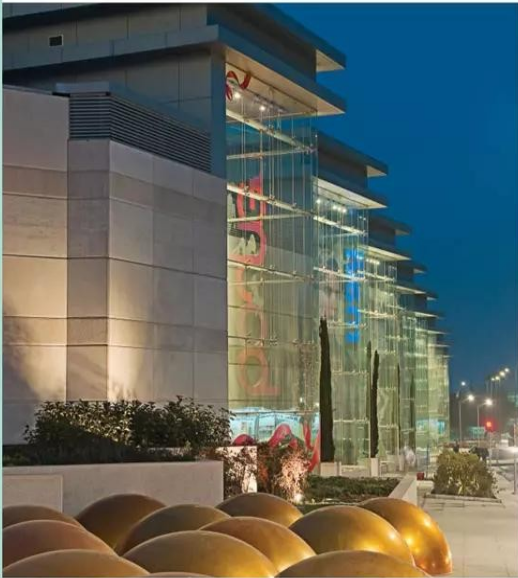
From the projected interactive media walls flanking the exterior rotunda, to the gourmet market and health spa, to the full selection of service and convenience facilities, Istinye Park offers something special: a spectacular array of retail and entertainment possibilities in a unique urban lifestyle environment: Istanbul's first true contemporary gathering space.

Trade Count of Shopping Centers + Retailers (AMPD) of Turkey, Best Shopping Center over 50,000m²

ICSC-European Design & Development Awards "First Place Design Award, New Development – Very Large"









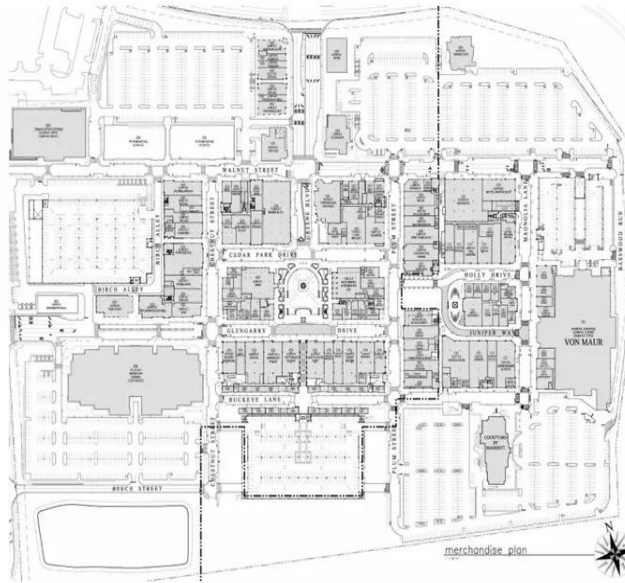






The Greene

Design/Completion: 2005/2006
Location: Dayton, Ohio, USA
Client: Steiner + Associates
Size: 800,000 square feet/74,349 square meters



A progressive mix of Midwestern mercantile architectural styles characterize The Greene, a regional shopping, dining and residential district designed around a central town square. Approximately 400,000 square feet of retail and restaurants, an 80,000-s.f. stadium-seating cinema and 150 loft-style residences overlook The Greene's fountained town square and elongated central park. The project also features 100,000 square feet of high-tech office suites and a full-service hotel.

By making residential components a prominent feature in civic space, The Greene achieves a level of established authenticity: a mix of retail and residential that creates the dense livable space of a town that has evolved over time. Civic anchors, rather than retail icons, evoke architectural memories of a firehouse, town hall, bank and library. These echoes of traditional main street are positioned at key visual intersections along streets and park corners. Two large farmers market buildings, complete with restaurants and small shops, bracket the town square.

The Greene's use of a variety of colors, textures and traditional brick-and-stone materials, and its commitment to projecting





Westgate City Center

Location: Glendale, Arizona
 Design/Completion: 2003/2006
 Client: The Ellman Companies
 Size: 510,000 square feet/47,381 square meters in Phase 1; 222 Acres overall



Westgate City Center is a dynamic project – both literally and figuratively a living oasis of light, sound, and energy. The heart of the project is a vibrant stretch of retail, dining and entertainment connected directly to the NHL Phoenix Coyotes' new home: an 18,000-seat state-of-the-art multipurpose arena. Thirty minutes from downtown Phoenix and directly adjacent to the planned build site for the National Football League Arizona Cardinals' new stadium, Westgate is ideally situated at the heart of Arizona's new sports and entertainment mecca.

Displaying an "Arizona Deco" architectural style with traditional Southwestern coloring, palm trees and stucco, metal and masonry elements, Westgate is accented by an unexpected element – water. Bubbling up amidst boulders, indigenous plants and natural landscaping, Coyote Wells stream runs over 600 feet – from the 20-screen stadium-seating Loews theater to the hockey arena. Pedestrian retail and serene waterside dining lead into the abundant energy of the Events Plaza outside the arena. A remarkable open space invoking a Times Square atmosphere with huge billboards,

brilliant graphics and signage, light towers, interactive displays and a 100-foot-tall hanging display crane, the plaza is an ideal venue for sporting events or concerts. While the town center, stadium and Events Plaza constitute the initial phase of development, the comprehensive Westgate plan is more extensive. Hotels, town homes, office and residential lofts, both a neighborhood and regional destination retail center, and over 2 million square feet of Class A mid-rise office space make Westgate a true "city within a city."









Expo Xplore

Design/Completion: 1999/2002
Location: Durban, Republic of South Africa
Client: Old Mutual Investment Group
Property Investments
Size: 258,334 square feet/24,000 square meters

www.gatewayworld.co.za/home.htm

Expo-Xplore is a branded two-level, interactive sports and entertainment facility. Suffused with energy and extraordinarily interactive, it is an integral component of the Gateway Theatre of Shopping. Essentially an experiential showcase of boardsports and extreme retail stores, Expo-Xplore's dramatic, supercharged approach positions bundled retail and entertainment options within an energized, multi-sensory environment.

Every part of Expo-Xplore was designed around movement, vitality and high-energy interactions between person and place. Facilities include a basketball court, children's games, painted floor maze, a competition-class standing wave for surfing and an adjacent 4x4 track. A Tony Hawk-designed skate park adjoins the building. The central rotunda towers over the keystone feature – the world's largest freestanding indoor climbing rock at 29 meters. Expo visitors explore Planet Blue, a waterboard sport-based merchandise rotunda, and also take advantage of an IMAX theater, cultural offerings and live performances.

Designed to promote a seamless "retail cascade" of experiences and purchasing options, Expo relies heavily on larger-than-life graphics, signage and acoustic and visual effects. Lasers, fog, snow and light shows, and a pulsating sound system create a high-energy backdrop to what truly is the complete "Theater of Shopping."

Logo 2002 Competition – "The Third Big Book of Logos" – Recognition of Outstanding Logo Design, 2002

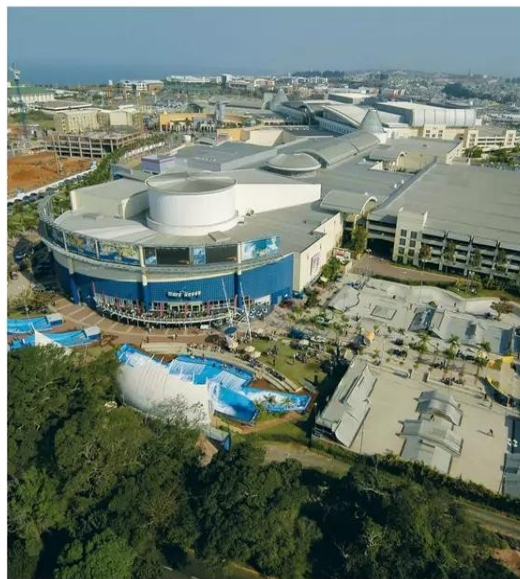
ICSC Design and Development Award – Merit Award – Innovative design of a new project, 2003

Tilt-up Construction Association – Best Example in the World of Tilt-Up Construction in Retail Industry, 2003

FIABCI Prix d'Excellence – Highly Commended – Specialized Category, 2004

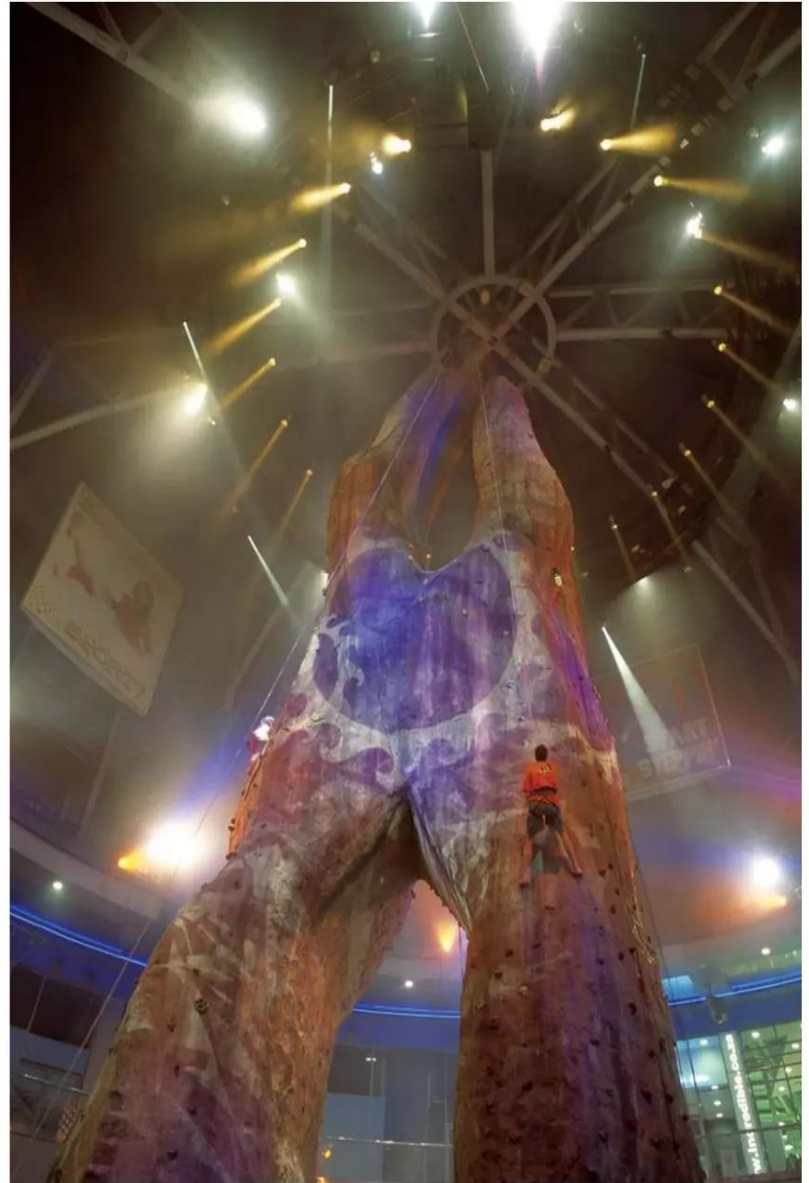
Development Highlights

- One of the leading climbing facilities in the world. At 22.5m (8 stories) high, it is the planet's highest free-standing indoor climbing wall.
- Highest foot traffic and sales of any Nissan SUV dealership in the world.
- Snow making machine and state-of-the-art programmable sound and light equipment in Expo Hall.
- A 4000m² skatepark designed by 10-time World Skating Champion, Tony Hawk - a first in South Africa -
- The first large flow wave in South Africa.
- Unique fusion of all boardsport cultures in a retail environment.

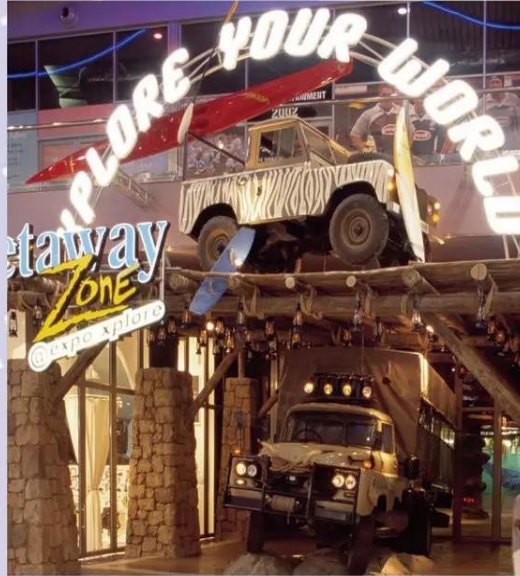
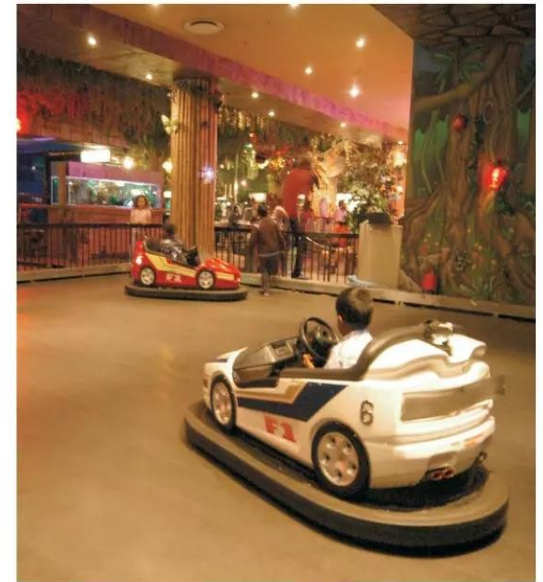














Muvico Theaters

Design/Completion: 2006/2007
Location: Rosemont (Chicago), Illinois, USA
Client: Muvico Theaters
Size: 104,798 square feet/9,736 square meters

Conjuring echoes of the grand movie palaces of the early 20th Century, Muvico Rosemont 18 combines the stately grandeur of a bygone era with a contemporary cinema experience. The 4,452-seat theater – with 4,036 stadium seats and elevated lounge/balcony seating for 416 – boasts elegant detailing and amenities that include a second-story VIP lounge with tapas-style restaurant and bar, an arcade and children's party rooms.

A double-height lobby with views to the lounge above features velvet curtains with bullion fringe, gilded moldings, rich woodwork, wall sconces, ornate chandeliers, filigreed ceiling ornamentation and coffered ceilings with theatrical lighting. Decorative accents include a leaded glass skylight above the concession area, concession counters adorned with custom antique ceramic-tile paneling depicting whimsical movie theater motifs, a box office vestibule with Versailles-inspired parquet-style flooring, and murals at the end of theater promenades displaying theatrical tableaux from an onstage perspective.

Part of the ongoing Rosemont Walk development – with restaurants, cafes, retail and entertainment components – Rosemont is located close to O'Hare airport and immediately adjacent to the Donald E. Stephens Convention Center. A 70-foot tall dramatic Muvico blade-sign Grand Marquis is visible from the adjacent highway, and a three-lane drop-off area under the canopy of a forty-foot wide port cochère sits beneath an 85-foot tall façade, built to convey the impression that it is a reclaimed portion of the original cinema structure.









Muvico Theaters

Design/Completion: Various
Location: Various
Client: Muvico Theaters
Size: Various

The graphic designs for the multiplex cinema complexes being developed around the country by Muvico Theaters generally take one of two directions. In some cases the graphics have a subordinate role, existing to inform and direct moviegoers and generally to complement a strong architectural statement. The graphics for Muvico Paradise 24 enhance the theater's powerful Egyptian-theme architecture, but do not compete with it. Graphic subtlety is also the approach at other, differently themed Muvico theaters, including those at the company's Ybor City, Baywalk, and Boca Raton locations. At other times, however, the architecture becomes a backdrop for the feature graphics that define a place and theme. "Motel" signs, diner food icons, neon, liveli lighting, and other elements help create the 50's drive-in theme for Muvico Pompano. Train graphics, a railroad-crossing marquee, and track-number cinema signs do the same for the railroad-themed Muvico Peabody Place 22. At these complexes, graphics alone create the fantasy-world signature that has become Muvico Theaters' trademark.









Muvico Parisian 20

Design/Completion: 2000/2001
Location: West Palm Beach, Florida, USA
Client: Muvico Theaters
Size: 105,600 square feet/9,814 square meters



Part of the City Place retail/entertainment complex in West Palm Beach, Muvico Parisian 20 features a highly themed environment based on the Beaux Arts-styled Paris Opera House. Elegantly detailed throughout, the theatergoing experience offers unparalleled elegance and attention to detail. From Italian ceramic tile floors featuring custom marble mosaic borders and medallions, walls decorated with cast stone pilasters and custom wainscoting, to hand-painted murals and richly coffered ceilings with intricate gilded moldings, patrons are surrounded by the exquisitely fine detail and memorably opulent surroundings.

Circulation through the multi-level theater is experienced around the main atrium lobby space via the Grand Stair or escalators, with custom-designed alabaster and bronze chandeliers lighting the way. Concession counters located on the first and third levels, the Guest Services counter and a video arcade and children's playroom underscore the fact that customer service is paramount at Muvico. A columned and draped entry into each auditorium parts to reveal a mural of a terraced ocean harbor view portrayed on each theater's sound panels, and plush

stadium seating reinforces the sensation of visiting a grand old movie palace.

On the third floor – the Premier Level – allegorical statues of the four seasons flank the entrance to the richly furnished Premier Bar and Lounge. A mahogany bar, rich wood tones of furniture, gilded moldings, tile and marble flooring and a hand-painted dome surmounted by a faux skylight help to reinforce the unique identity and distinctive styling of this premier movie destination.





Muvico Palace 20

Design/Completion: 1999/2000
Location: Boca Raton, Florida, USA
Client: Muvico Theaters
Size: 144,000 square feet/13,378 square meters



Muvico Egyptian 24

Design/Completion: 1999/2001
Location: Baltimore, Maryland, USA
Client: Muvico Theaters
Size: 96,750 square feet/ 8,992 square meters



Muvico Egyptian 24, one of Muvico Theaters' recreations of the great movie palaces of the first half of the 20th century, reinvents the multiplex cinema as an Egyptian temple. The Egyptian theme begins beneath a porte cochere supported by massive pharonic columns. Column accents draw attention to the structure, and carved leaf ornamentation in the column capitals convey a sense of being surrounded by a forest of stone trees.

A glass mosaic "Nile River" snakes across a lotus-design floor carpet, directing movement through the lobby. The river "delta" of the

concessions area is flanked by pharaoh statues. Distressed interior walls convey the passage of time and are covered with Egyptian-style paintings, murals and hieroglyphics. Symmetrical wings, each with 12 cinemas, extend away from the main lobby to the north and south. The north wing's cool Mediterranean blue tones, reflect the fertility of Egypt's north, while the gold carpeting and multicolored sun design of the south wing evoke the heat and aridity of Egypt's south. Visitors enter stadium-seating theaters through entrances designed to look



like portals opening into an ancient temple. Inside, prominent Egyptian-motif graphic elements cover the sound panels.

Egyptian 24 captures the theatrical aura of ancient Egypt, restoring the sense that going to the movies is a lively, entertaining event. Its grandeur, attention to detail and ethereal ambience create an atmosphere of magic and fantasy.

Muvico Egyptian 24 opened in 2001 to record crowds. It is the most attended theater in the world.





Muvico Peabody Place 22

Design/Completion: 2000/2001
Location: Memphis, Tennessee, USA
Client: Muvico Theaters
Size: 88,687 square feet/ 8,242 square meters

Located within the Peabody Place shopping and entertainment center – one of the largest mixed-use urban development in the South – the multi-level Muvico Peabody Place Theater takes its inspiration from the train station architecture of the early twentieth century and from the accompanying rail travel symbols, iconography, railway gear and paraphernalia.

Movigoers access the theater's large main second-level lobby by escalator. Although completely new, the lobby area evokes the image and feel of arriving in a renovated

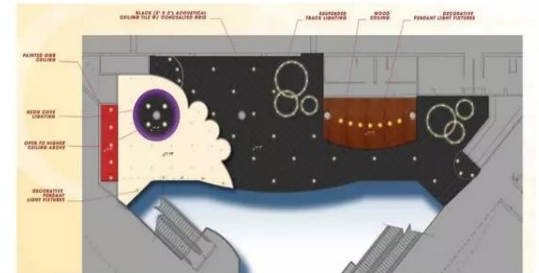
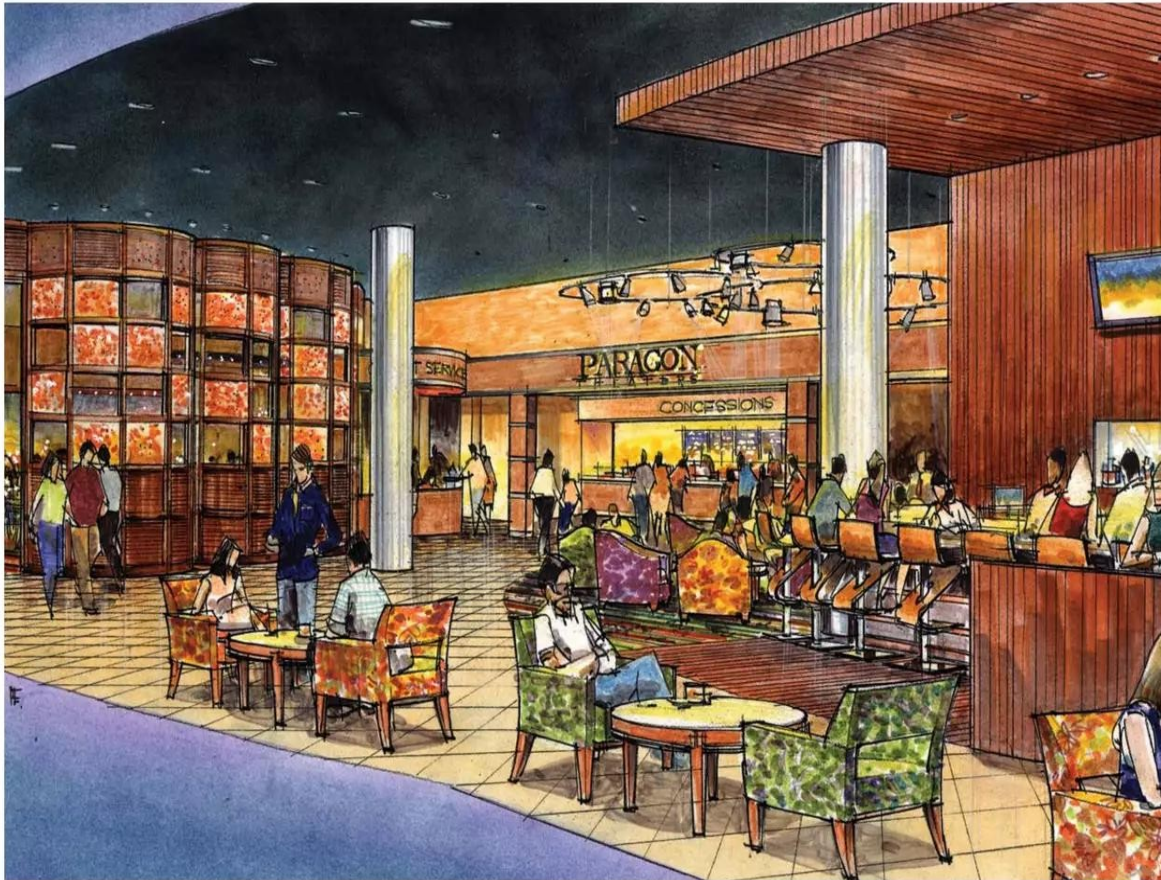
train station – a train station that has been converted to a multiplex cinema. Cast-iron trusses and patterned metalwork arch beneath high ceilings and stretch between large support pillars, while elegant light fixtures and checkerboard-patterned carpeting underfoot echo classic elements of rail station décor. Colors, lighting and graphics reinforce the impression: by using caution-stripe patterns and typical train signals for identity and wayfinding, the rail theme carries over from the aesthetic to the functional. The movie-listing marquee is reminiscent of an arrival/departure board, while the theater ticket counter and concessions area resembles a train station ticket window. As a playful reminder to visitors and an active reinforcing element of the train station theming, a model electric train remains in constant motion, running around a track 12 feet above the floor throughout the common areas of the theater.

By recapturing the architectural grandeur and structural majesty of a great American rail terminal, Muvico Peabody Place manages to instill a trip to the movies with a renewed sense of occasion, possibility and playful escape.



Muvico Theater at State Street

Design/Completion: 2007/ongoing
Location: Chicago, Illinois, USA
Client: Muvico Theaters
Size: 45,000 square feet/4,200 square meters





Ulker Sports Arena at Ata Park

Project Opening: 2012
Location: Istanbul, Turkey
Developer: Ulker Group
Size: 613,320 square feet/57,000 square meters, 14.1 acres/5.7 hectares

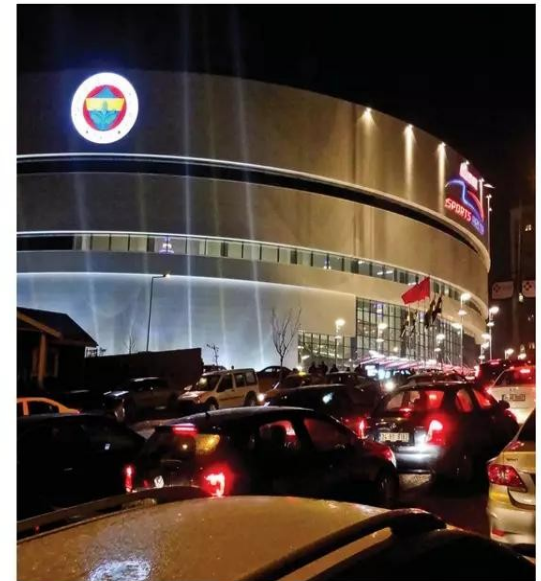
As one of the most popular sports clubs in Turkey, Fenerbahçe S.K. occupies a position of social and sporting prominence in Istanbul culture. It is appropriate then that the new home for the club's competitive and successful basketball team play its matches in an extraordinary and inspired new setting. AtaPark is a state-of-the-art sports, lifestyle and entertainment development comprising of a multiuse arena, shopping, hotel, parking, offices, cinemas and theater uses focused around an interactive multimedia events plaza for the city of Istanbul.

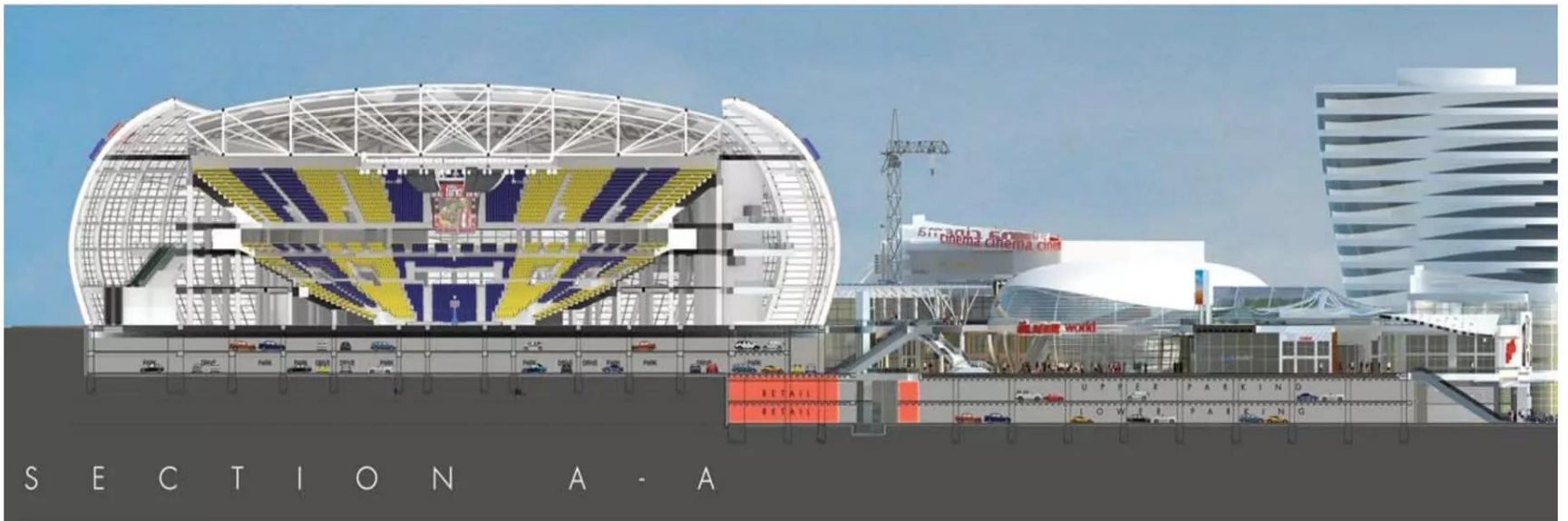
The sleek, 12,500 to 14,000-seat (depending on the type of event) multi-use arena at the heart of the new project is designed to accommodate a variety of sports activities, musical performances, trade shows and promotional events. Connected to the arena will be a three-level sports lifestyle center designed to accommodate a diverse mix of retail options, including cinemas, restaurants and cafes.

The center overlooks a dynamic open-air events plaza, a spectacular oval-shaped space that can comfortably accommodate game-day crowds as well as function as a stand-alone dining and entertainment attraction. The plaza is complimented and animated by large-scale interactive media elements that stream a mix of live game video, advertising and branding opportunities. The specially selected hillside site accommodates an abundance of easily accessible multi-level parking strategically located below the arena and shopping areas, while terraced dining and café overlooks the plaza. All told, the AtaPark design includes more than 25,000 square meters of leasable retail and entertainment space. An 8,500-square-meter, 240-key hotel and a 12-story, 20,000-square-meter office tower bracket the site and

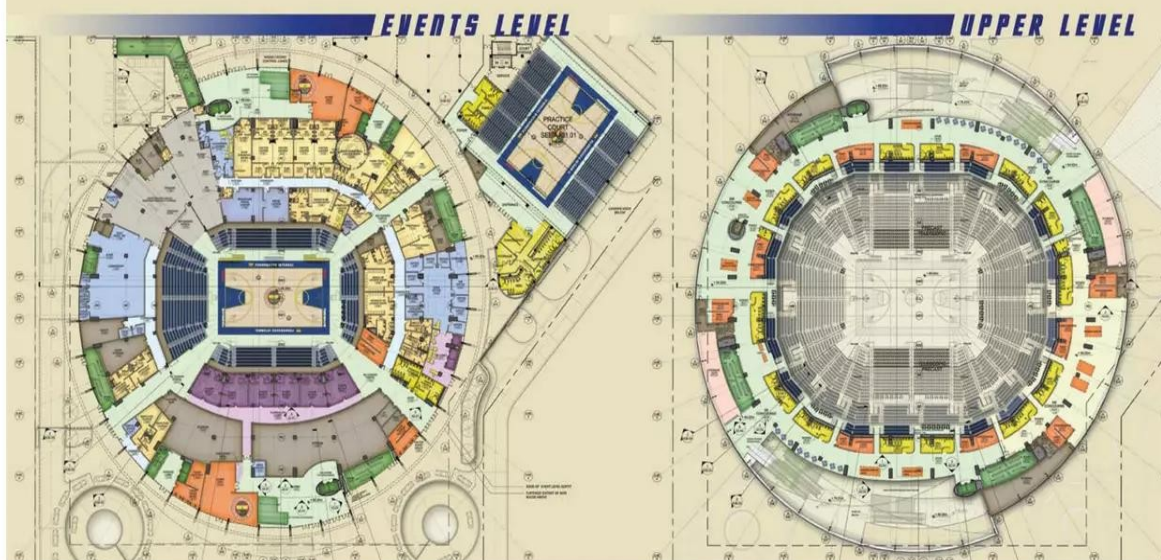
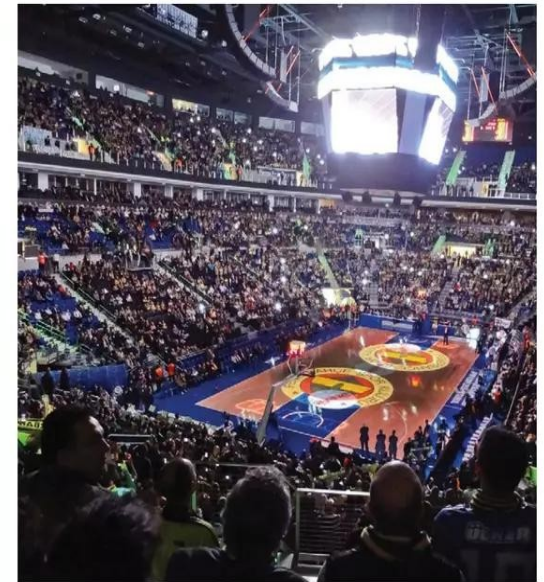
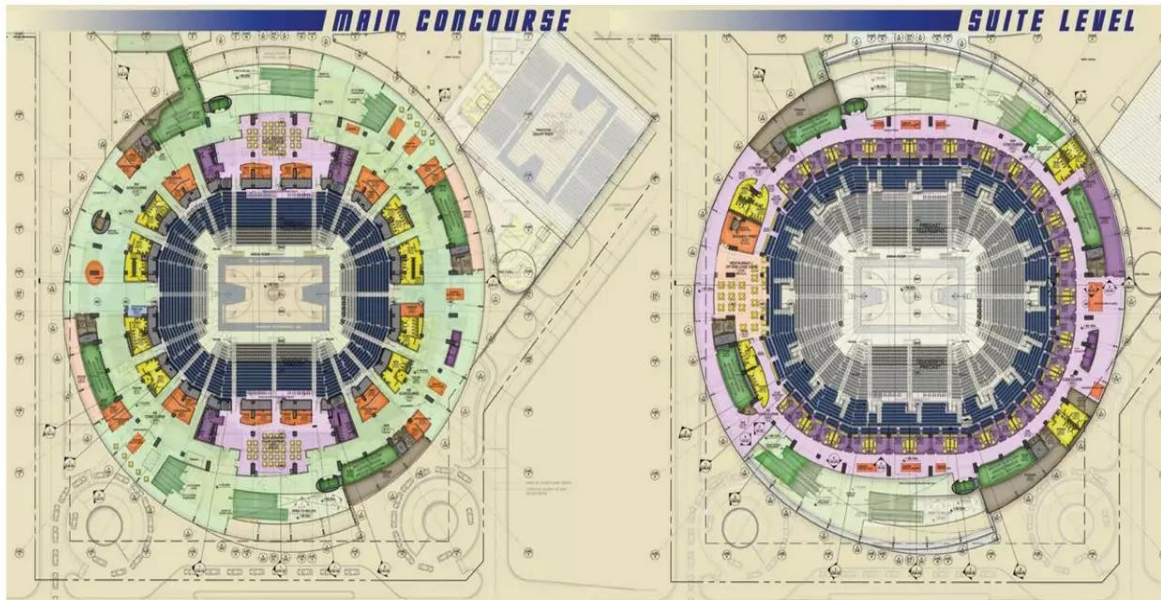
contribute to the diverse blend of uses that have been integrated into this innovative mixed-use development.

The sophisticated architectural styling and curvilinear forms that frame the space reinforce the sense of energy, vitality, and seamless interconnection and help affirm the visionary nature of a project that promises to not only satisfy the increasing demands of the club's enthusiastic and supportive basketball fans, but to redefine the intersection of sports, retail and entertainment.











Town Center at Hopetown

Design/Completion: 2006/ongoing
Location: Hangzhou, China
Client: Hangzhou Hopetown Real Estate Development, Ltd
Size: 269,100 square feet/25,000 square meters



This mixed-use development provides an integrated town center that functions as a gateway to the adjoining Hopetown community, a high-density mid- and high-rise upscale housing complex in Hangzhou, China. Located on the southwest corner of the larger residential development, Hopetown's hospitality, retail, dining and entertainment options are situated on a compact site, with broad, tree-lined avenues and a large circular entry drive feeding into the community to provide vehicular and pedestrian links to adjacent access points.



Hopetown's main entranceway to the west crosses over a long, flanking canal and opens into a circular drop-off plaza. A signature hotel facility opens onto the plaza, spilling into a rectangular, tree-filled courtyard lined with shops and a large second-level community recreation and fitness facility. A curving passage connects to a small town square with a central fountain overlooked by a large, two-level supermarket anchor featuring a ground-level farmers' market.

The Hopetown design emphasizes the importance of open areas and gathering places. Italianate styling and geometrically patterned brick pavers add interest and contribute texture and depth, and courtyards, plazas, piazzas and pedestrian passages form a rich spacial environment to shape an experience that is simultaneously intimate and dynamic.





Metropolis

Design/Completion: 2010/on-going
Location: Los Angeles, California, USA
Client: Collamele Partners and IDS Real Estate Group
Size: 6 acres/2.4 hectares

A dynamic mixed-use development in the bustling heart of downtown Los Angeles, Metropolis promises to become the kind of unique destination that will immediately achieve landmark status as L.A.'s new—and only—true urban marketplace. Metropolis includes more than 350,000 square feet of mixed-use space, a three-level retail complex, residential towers and a 12-story, 250-key boutique hotel. A downtown department store anchors an appealing range of high-end specialty retail options, and a gourmet grocery headlines a wide selection of restaurant and dining options. Rooftop dining venues and spectacular outdoor dining terraces promise breathtaking city views. A large retail and entertainment podium serves as an architectural foundation and experiential complement for the signature hotel and the five-story residential towers. More than 300 luxuriously appointed urban loft residences include access to exclusive private pool decks and a high-end fitness amenity.

Aesthetically, Metropolis hints at downtown L.A.'s mid-rise Beaux-Arts heritage within a more modern architectural context. Presenting the sleek lines and contemporary forms of a 21st Century city, eye-catching



exteriors incorporate billboard and media elements, angular asymmetries, expansive glass frontage and palm-lined pedestrian avenues. Metropolis' greatest asset is its prime location: the revitalized core of America's second largest city, in close proximity to a number of landmark entertainment, dining and hospitality destinations, including the Staples Center, L.A. Live and two new high-end hotels: the JW Marriott and the Ritz-Carlton.









National Harbor

Design/Completion: 2005/2008 (Phase 1)
Location: Washington, DC, USA
Client: The Peterson Companies
Size: 7.5 million square feet/696,773 square meters

www.nationalharbor.com

A vibrant mixed-use project exuding energy and flair, National Harbor occupies a 240-acre parcel on the banks of the Potomac River south of the recently expanded Woodrow Wilson Memorial Bridge. The high-end urban density and waterfront orientation of National Harbor's first phase evokes an atmosphere reminiscent of Georgetown, Annapolis and Baltimore's Inner Harbor: the project blends street-level retail, dining and entertainment options with office, hospitality and residential components to create an authentic urban waterfront community.

Overall, the first phase of National Harbor includes more than 2,500 residential units, 20,000 square feet of loft office, a 100,000 square-foot boutique hotel and 300,000 square feet of residential space in twin four-story structures flanking a tree-lined central avenue. Classically derived and inspired by broad European streets like Barcelona's Las Ramblas, the avenue, a pedestrian/vehicular boulevard with a central island of kiosks, cafes and bustling pedestrian activity, opens onto a large open waterside plaza. Riverfront marina space features two dramatic structures: a 250-foot pier supporting dramatic, large-scale neon "National Harbor" display signage and a 650-foot pier with a canopied pavilion. A graphics/media tower enlivens a beachfront lined with restaurants, cafes, boutique retail options and a waterfront promenade.

National Harbor offers an eclectic mix of architectural styles; a contemporary interpretation complementing the traditional Washington D.C. architectural ethos. That D.C. connection, along with a planned National Harbor metro stop, links to a new water taxi service and a new Washington Beltway interchange, make National Harbor an integral part of an energized and developing Washington D.C. community.

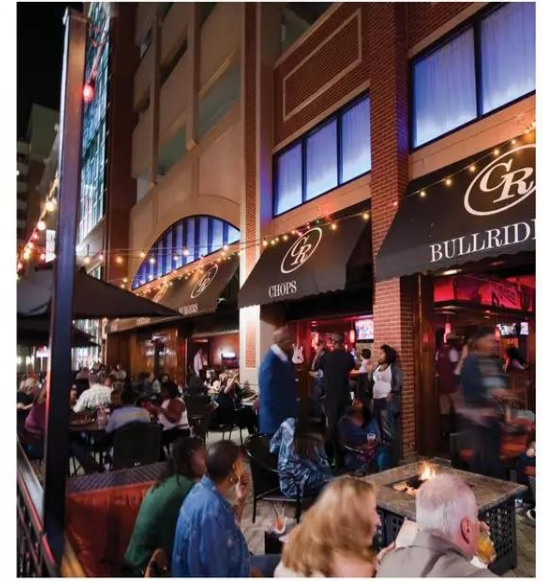
Phase 1 Development Highlights

- Unique master planned community on the Potomac River.
- Annual Cirque de Soleil event on site.
- 7 hotels, 6 restaurants, 325,000 square feet of retail, 180,000 square feet of class A office space.
- 470,000 square feet of flexible convention, meeting and exhibition space - largest in the region.
- 450 condominium units in Phase 1.
- Two 700-foot piers and a 64-slip marina.
- 7500 parking spaces (mostly structured) in Phase 1.
- Bold use of public artwork, ie. "The Awakening" sculpture.
- Sustainable mix of restaurant + office above street level shopping.
- Main Street is planned and sized for seasonal promotions + farmers markets with programmable light and sound effects.



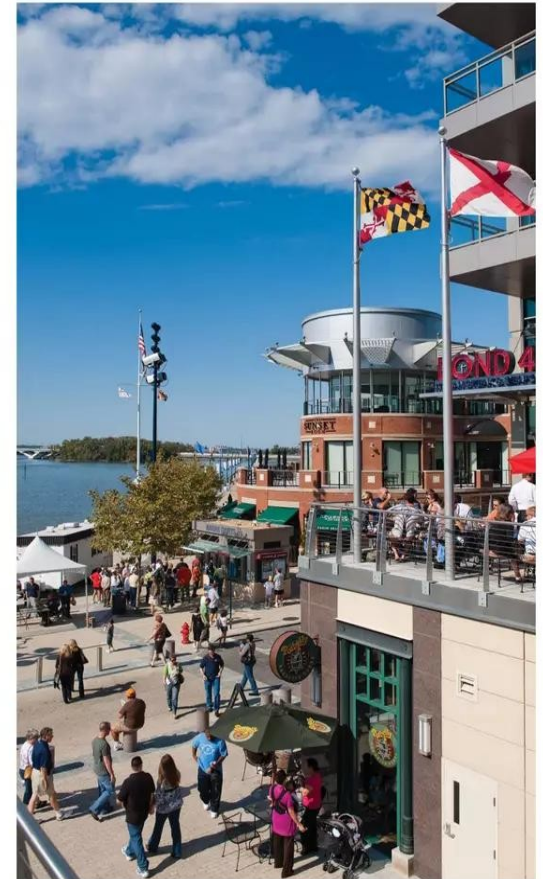














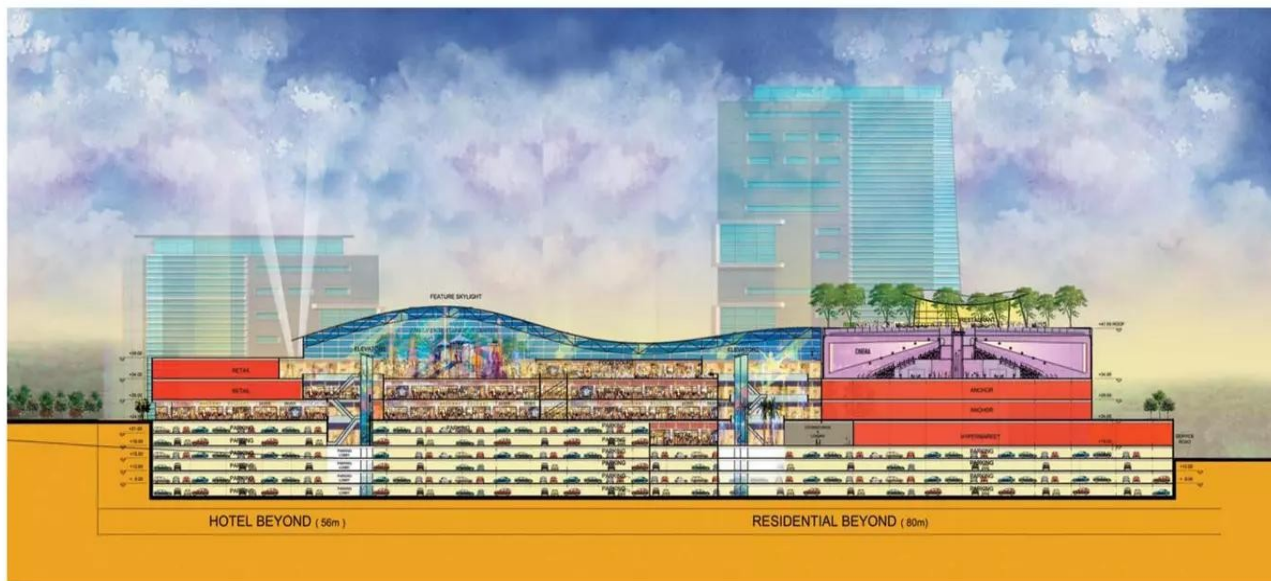
Akasya/Acibadem

Design/Completion: 2006/under construction
Location: Istanbul, Turkey
Client: Sinaps Yapı Endüstrisi ve Tic.
Site area: 182,000 square meters
Gross Building Area: 4,304,000 square feet/400,000 square meters
Residential units: 1580
Green area: 624,080 square feet/58,000 square meters
Parking: 5500 cars
Retail: 860,800 square feet/80,000 square meters

The Akasya master plan transforms a former factory site into an iconic development: a dramatic mixed-use destination with contemporary sensibilities and traditional lines that embodies the vital energy and compelling complexities of an evolving Istanbul cityscape. A large elliptical landscaped park unifies the site, providing literal and intuitive connections between three zoned parcels. Surrounded by shops, restaurants, and pedestrian pathways, Central Park functions as a natural transition between residential components and the retail and entertainment center to the south. Residential offerings include high-rise residential towers anchoring the northern and southern ends of the project. The dramatic southern tower sits atop the shopping center and creates a defining reference point: a visual and conceptual sight-corridor into the project from adjacent highways. Additional mid-rise residential options offer dedicated luxury facilities and present stunning views and sightlines.

Green initiatives feature prominently throughout Acibadem, from the rooftop gardens atop the cylindrical retail mall to the interior landscaping of the project's two hotels. Acibadem integrates smoothly with the road

networks and highways that divide and define the site. By bringing the new north/south road under Central Park, Acibadem retains its cohesive presentation and exhibits a unified presence. Sculptural forms predominate, with overlapping ribbons of architectural detail arcing throughout the site. Flowing water and smooth curves reinforce the contemporary styling and organic feel of the design.

















Ward Centers

Design/Completion: 2007/ongoing
Location: Honolulu, Hawaii, USA
Client: General Growth Properties
Size: 1,200,000 square feet/111,524 square meters



PARCEL EP-3

RETAIL: 21,000 SF
OFFICE: N/A
RESIDENTIAL
PODIUM: 107
MID-RISE: 0
HIGH-RISE: 236
TOTAL: 343

PARCEL EP-4

RETAIL: 85,000 SF
OFFICE: N/A
RESIDENTIAL
PODIUM: 93
MID-RISE: 374
HIGH-RISE: 0
TOTAL: 467

PARCEL EP-P

RETAIL: 13,500 SF

PARCEL CP-1

RETAIL: 17,000 SF
OFFICE: 200,000 SF

PARCEL CP-2.1

RETAIL: 38,000 SF
OFFICE: 80,000 SF
RESIDENTIAL
PODIUM: 54
MID-RISE: 0
HIGH-RISE: 0
TOTAL: 84

PARCEL CP-3

RETAIL: 120,000 SF
OFFICE: 200,000 SF
RESIDENTIAL
PODIUM: 30
MID-RISE: 0
HIGH-RISE: 0
TOTAL: 30

PARCEL CP-4

RETAIL: 60,000 SF
OFFICE: N/A
RESIDENTIAL
PODIUM: 0
MID-RISE: 0
HIGH-RISE: 374
TOTAL: 374

PARCEL EP-2

RETAIL: 96,000 SF
OFFICE: N/A
RESIDENTIAL
PODIUM: 36
MID-RISE: 119
HIGH-RISE: 0
TOTAL: 155

PARCEL EP-1

RETAIL: 93,500 SF
OFFICE: N/A
RESIDENTIAL
PODIUM: 134
MID-RISE: 161
HIGH-RISE: 236
TOTAL: 531

PARCEL CP 2.2

RETAIL: 85,000 SF
OFFICE: N/A
RESIDENTIAL
PODIUM: 104
MID-RISE: 0
HIGH-RISE: 236
TOTAL: 440

PARCEL KB-1

RETAIL: 77,000 SF
OFFICE: N/A
RESIDENTIAL
PODIUM: 63
MID-RISE: 35
HIGH-RISE: 236
TOTAL: 334

PARCEL EP-5

RETAIL: 16,000 SF
OFFICE: N/A
RESIDENTIAL
PODIUM: 84
MID-RISE: 0
HIGH-RISE: 0
TOTAL: 84

PARCEL KB-2

RETAIL: 97,000 SF
OFFICE: N/A
RESIDENTIAL
PODIUM: 82
MID-RISE: 60
HIGH-RISE: 236
TOTAL: 378

PARCEL CP-5.1

RETAIL: 52,270 SF
OFFICE: N/A
RESIDENTIAL
PODIUM: 32
MID-RISE: 0
HIGH-RISE: 0
TOTAL: 32

PARCEL CP-5.2

RETAIL: 81,730 SF
OFFICE: N/A
RESIDENTIAL
PODIUM: 80
MID-RISE: 54
HIGH-RISE: 236
TOTAL: 370

PARCEL DH-1

RETAIL: 41,500 SF
OFFICE: N/A
RESIDENTIAL
PODIUM: 17
MID-RISE: 26
HIGH-RISE: 203
TOTAL: 246

PARCEL WV-2

RETAIL: 136,000 SF
OFFICE: N/A
RESIDENTIAL
PODIUM: 0
MID-RISE: 0
HIGH-RISE: 236
TOTAL: 236

PARCEL WV-1

RETAIL: 107,840 SF
OFFICE: N/A
RESIDENTIAL
PODIUM: 0
MID-RISE: 0
HIGH-RISE: 0
TOTAL: 0

PARCEL DH-2

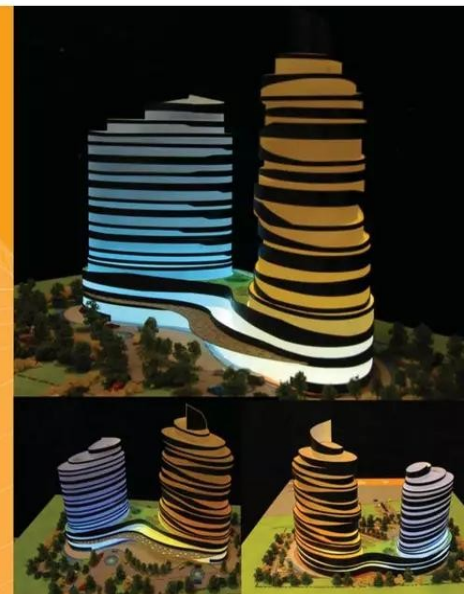
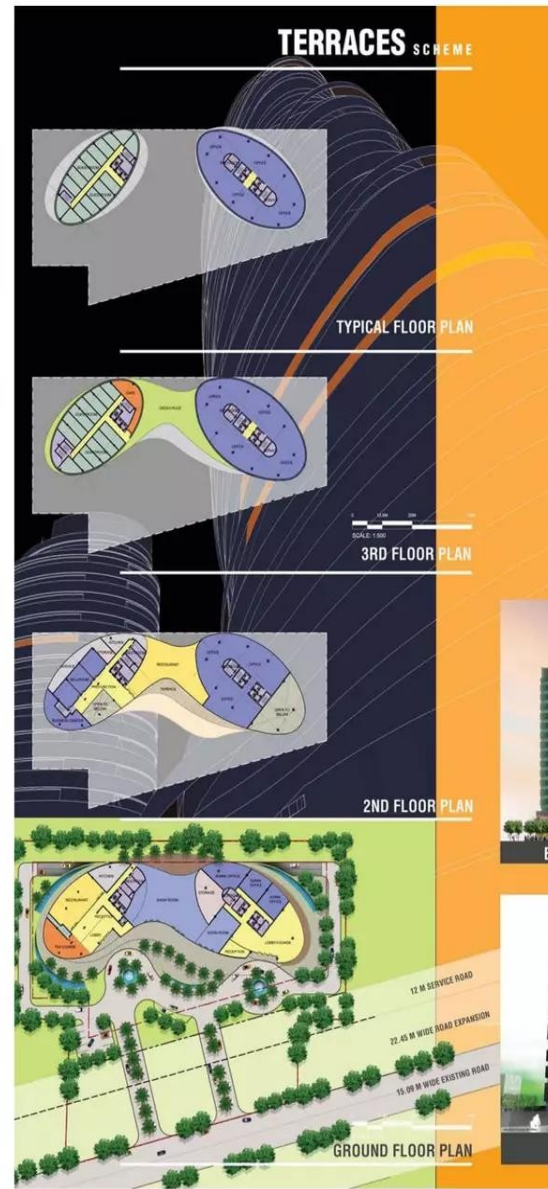
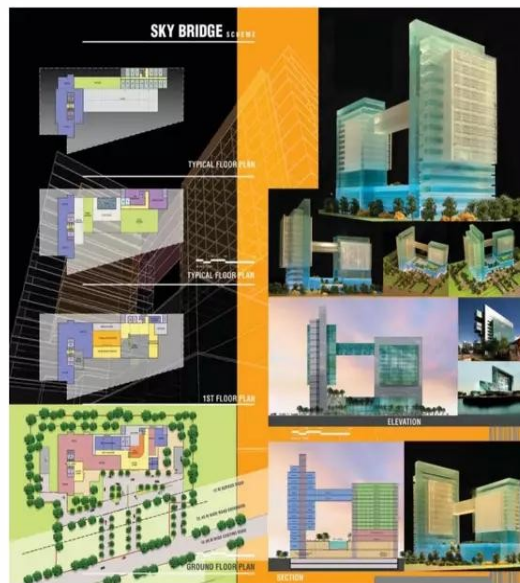
RETAIL: 34,000 SF
OFFICE: N/A
RESIDENTIAL
PODIUM: 17
MID-RISE: 0
HIGH-RISE: 203
TOTAL: 220





Legend Heights

Design/Completion: current project
Location: Gurgaon, India
Client: Innovative InfraDevelopers Pvt. Ltd.
Size: 2.47 acres/1 hectare



Atlantic Station

Design/Completion: 2001/2005
 Location: Atlanta, Georgia, USA
 Client: Jacoby Development Inc.; AIG
 Global Real Estate Investment Corp.
 Size: 1,308,000 square feet/121,517 square
 meters of retail & entertainment; 6,000,000
 square feet/557,418 square meters of high-
 rise office; 138 acres/15.4 hectares total
 area; 5,000 residential units, a 600-room
 hotel and a 350-room hotel



The former home of the Atlanta Steel Hoop Company, this "brownfield" site demanded a design that would capitalize upon its past rather than be characterized by public perception of it as a former industrial zone. The Atlantic Station plan creates a space that will be re-energized, infused with a depth of historical character and identity to complement the modern conveniences and "lived in," small-town atmosphere.

Encompassing 9 city blocks, this town center design is located near the merge of I-75 and I-85, one of the most prominent and heavily

traveled roadways in Atlanta. Constructed around a large central park and fountain, this mixed-use plan calls for buildings of 3 to 7 stories with ground floor retail and a mix of office and residential above. Freestanding restaurants dot the perimeter of the park, and tree-lined, brick walkways are featured prominently throughout. Atlantic Station includes over 8,000 spaces of underground parking; valet service and a number of "stair elements" - access points reminiscent of an urban subway - facilitate access to and from the parking structure.

The design materials and architectural concept are emblematic of the overall effort to recreate an industrial steel town. From the cast iron Atlantic Station-inscribed manhole covers, to the brick and mortar elements of the buildings, to the period paint-on-brick signage and graphics - every effort was made to ensure that the site's industrial past plays a defining role in establishing its identity as a vibrant Atlanta destination.

In 2005, the 171 17th Street building was awarded certification, making it one of the first buildings in the Southeast built to LEED specifications.





River District

Design/Completion: 2007/2008-2010
Location: Tulsa, Oklahoma, USA
Client: River District Development Group, LLC
Size: 330 acres/133 hectares



A project that promises to bring a new level of mixed-use dynamism to the hot new South Tulsa area, River District combines more than 330 acres of small-town urban excitement and lifestyle energy into a uniquely compelling destination along the Arkansas River. Already a regional entertainment hub that includes a new aquarium and casino, the up-and-coming neighborhood of South Tulsa features the kind of promising residential demographics and community potential that will make River District a runaway success.

Overall, River District includes over 1 million square feet of retail, restaurant and entertainment space, including an upscale cinema; more than 500 residential units; approximately 1 million square feet of both office-above-retail and signature office space; and both boutique and conference hotel options. One of the project's most distinctive features is the site itself. The first major project to address the river and make it a prominent part of the development, River District features the kind of outstanding visibility and distinction that comes from over a mile of riverside frontage to both the Arkansas River and the Creek Turnpike.

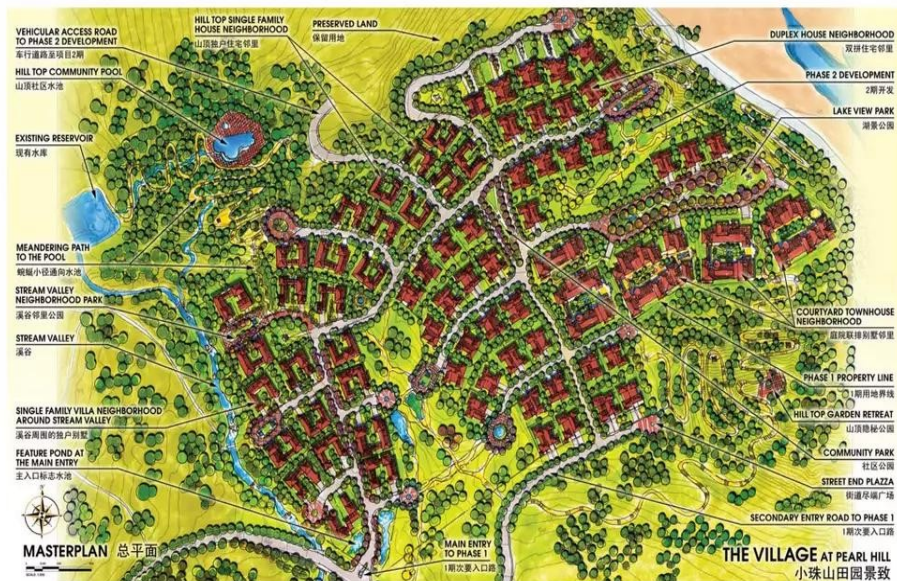
Along with its premier riverside location, River District's lush gardens and landscaping elements, custom-designed fountains and water features, and abundant outdoor dining options combine to give that project an energized outdoor presence that is unlike anything in the region. Within the project itself, three unique components, each with its own distinctive personality, frame and define the space. Centered around a curvilinear plaza with a distinctive water element and framed by terraced hotels, the energized Entertainment District serves as a virtual stage for interactive sports, games and performances. The Town Square District is the project's community hub, a civic and commercial space where residents and guests will live, work and play. The Fashion District occupies the West End of River District, where it unites the energy and flair of a contemporary marketplace with fine and casual dining options.





The Village at Pearl Hill

Design/Completion: 2010/ongoing
 Location: Shandong, Qingdao, China
 Client: Shandong Xiaozhushan Development Ltd.
 Site area: 640.9 acres/259.3 hectares
 Gross Building Area (GBA): 18,109,607 square feet/1,683,049 square meters
 Gross Leasable Area (GLA): 796,240 square feet/74,000 square meters



Dreamland

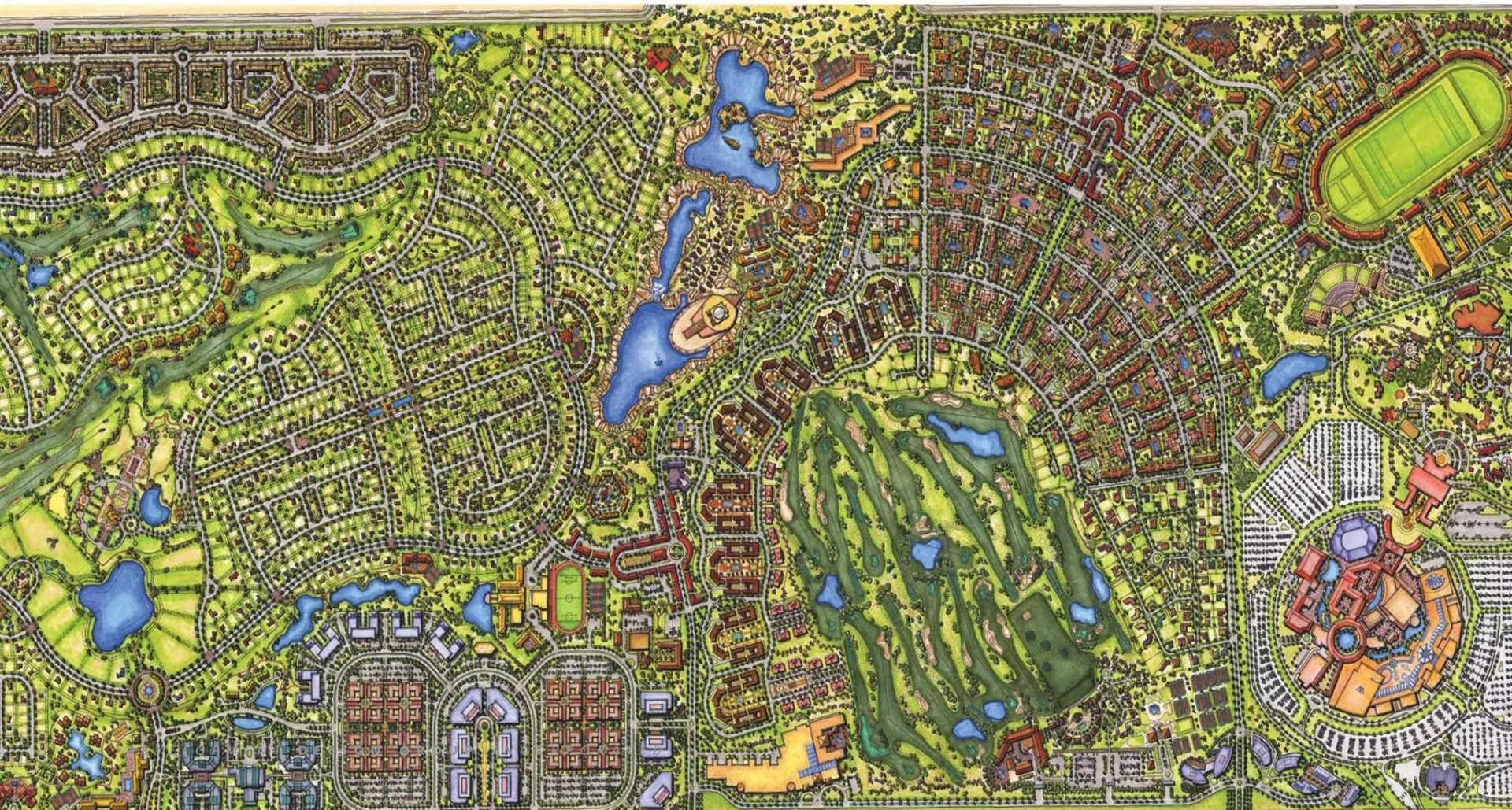
Design/Completion: 2004/under construction
Location: Cairo, Egypt
Client: The Bahgat Group
Size: 2,100 acres/850 hectares

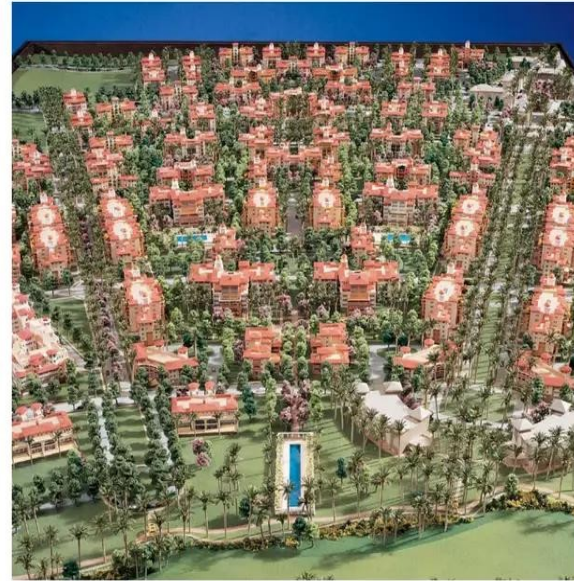
The master plan for Dreamland calls for the creation of a comprehensive community integrating a range of residential, business, recreational, and entertainment uses. The 850-hectare (2,100-acre) site includes a retail and entertainment center, high- and medium-density residences at a variety of price ranges, office space, a high-tech research park, golf, fitness and health resorts and an equestrian arts center. Less than an hour's drive from downtown Cairo, Dreamland integrates these various uses into the surrounding landscape to create an organized community for more than 100,000

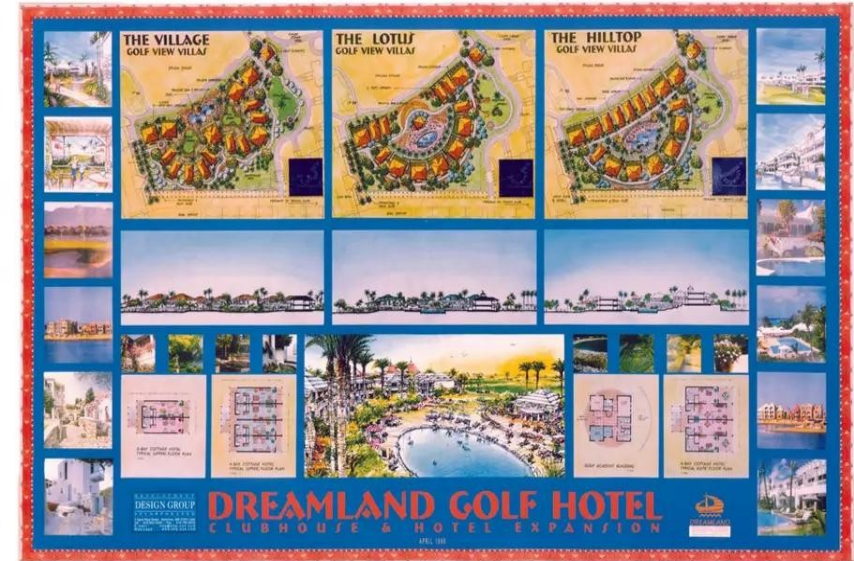
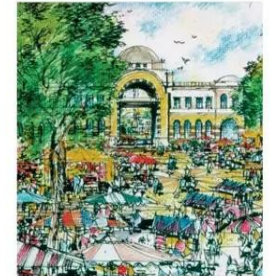
residents and a resort destination for citizens of Cairo and the region.

The equestrian resort features a polo club and field, dressage arena, steeplechase course, and stables for up to 200 horses. The Health Resort integrates 1,500 residential units with a spa, hospital, high-tech office park, and a nine-hole golf course. The richly landscaped golf resort provides apartment and villa residents with easy access to a championship golf course and a commercial center, and also includes a golf hotel and convention and conference facilities.

The abundant water features throughout Dreamland serve as a welcome contrast to the region's arid desert climate. The plan uses natural topography to capitalize on the proximity of one of the most stunning features in the world's built landscape: the Pyramids of Giza, eight kilometers to the east. Enhanced views of this man-made wonder are available throughout the project: the community's central organizing axis was positioned specifically to create pyramid vistas for those in Dreamland's residential and commercial areas.





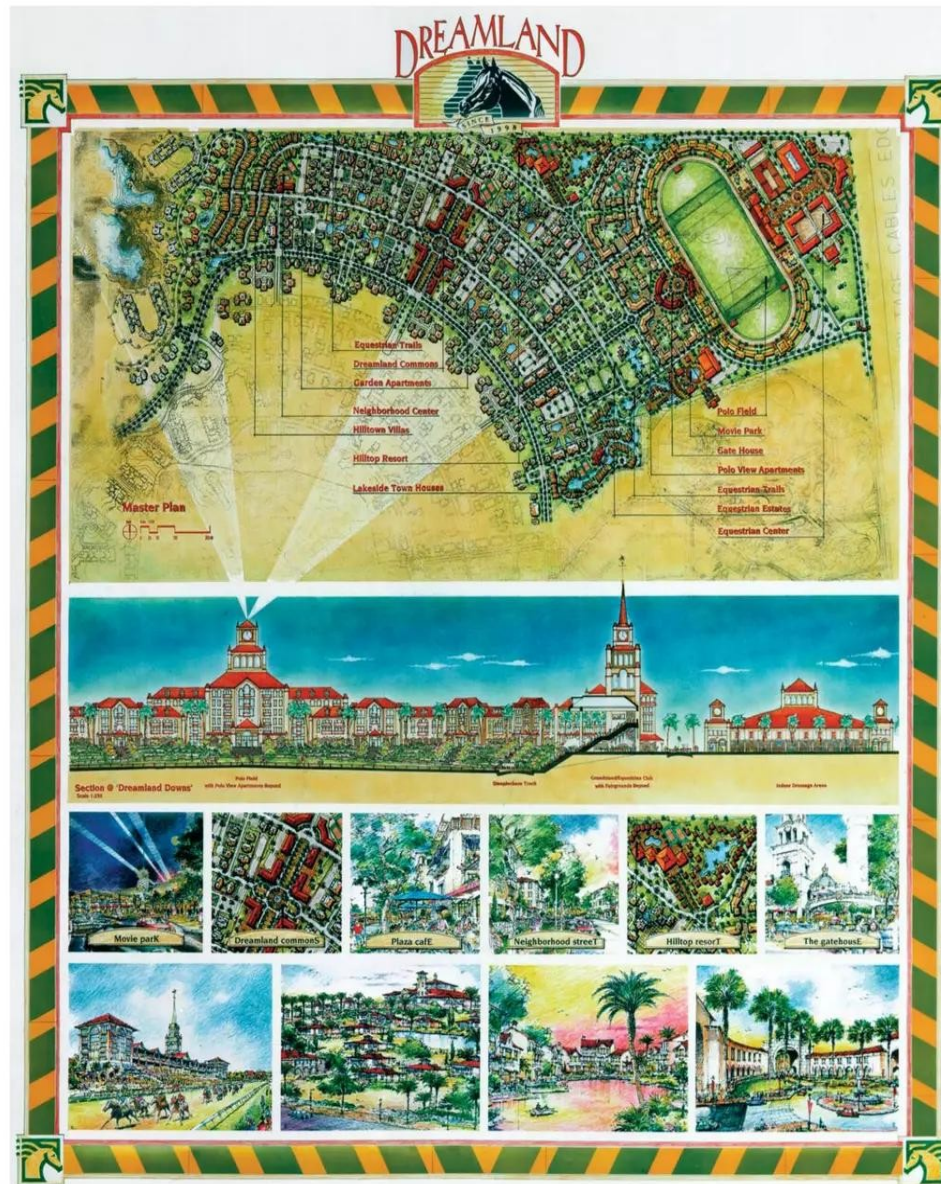
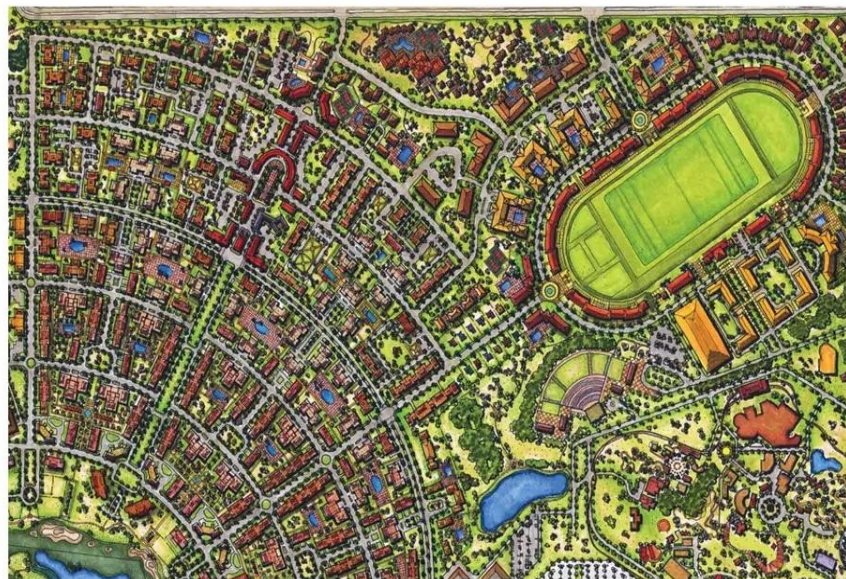
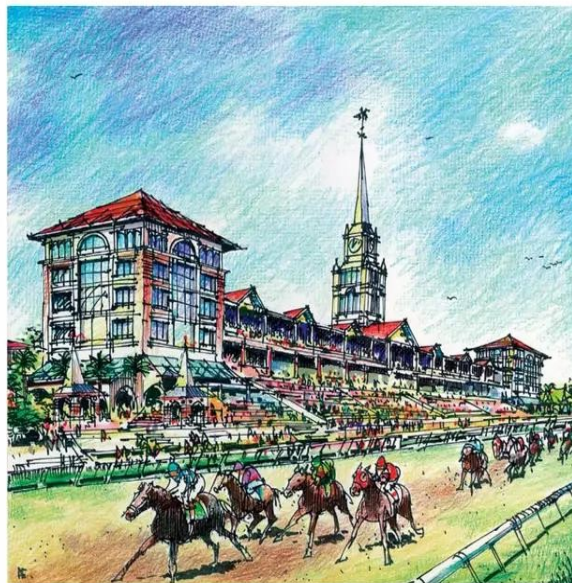




Dreamland Equestrian Resort

Design/Completion: 1998/ongoing
Location: Cairo, Egypt
Client: The Bahgat Group
Size: 124 acres/50 hectares

State-of-the-art equine facilities are the focus of this 124-acre (50-hectare) resort area outside Cairo. Up to 120 horses can be cared for in resort stables and paddocks. A polo club & field, steeplechase & exercise track, covered dressage arena, riding school and extensive trails allow for intensive training and competition. A 200-key cottage hotel provides for event attendees and guests, while 2,900 residential units offer owners options such as apartments, townhouses, lakeside villas, and single-family estates with barns.





Dreamland Shopping Resort

Design/Completion: 1999/under construction
Cairo, Egypt
Client: The Bahgat Group
Local Architect: ASCG, Cairo
2,000,000 square feet/
185,874 square meters

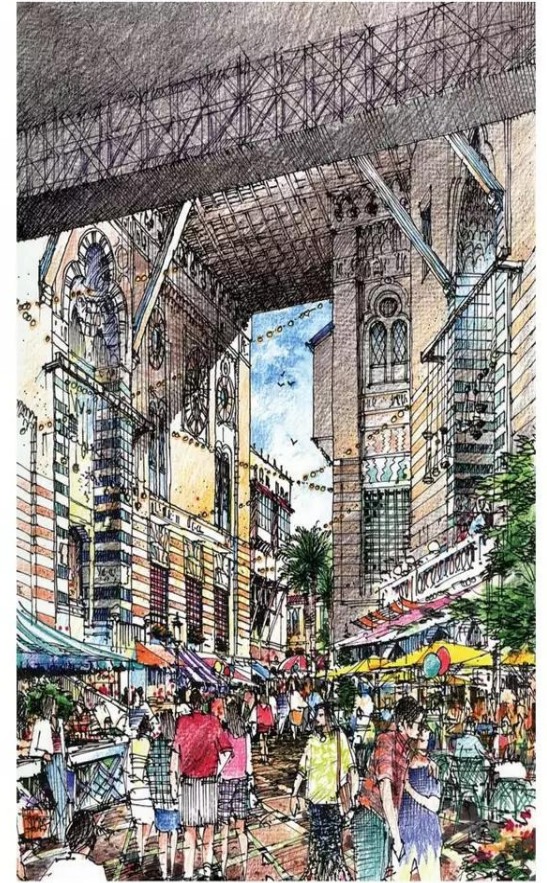
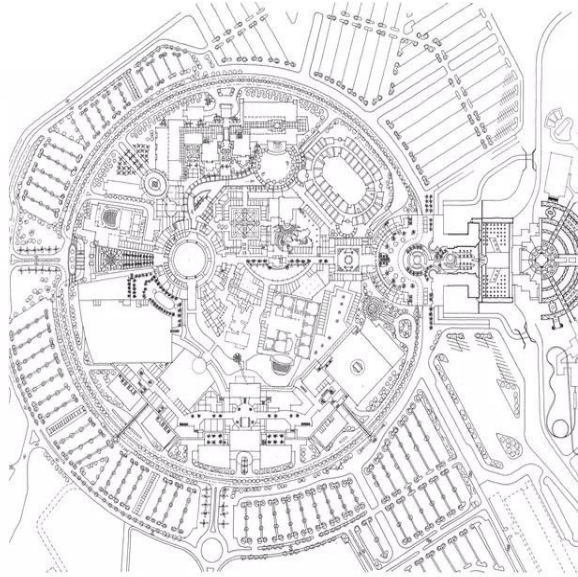
The Dreamland Shopping Resort is the commercial and entertainment anchor of a larger, 850-hectare (2,100-acre) master planning effort that would create satellite cities to relieve some of the congestion around densely populated Cairo. (The Dreamland master plan is described in the Planning section). The shopping resort integrates the best of Old Cairo, with its narrow streets, mosques, and bazaars and waves of cultures and architectural styles, in a contemporary plan, with themed plazas and courtyards throughout its several "districts."

One district has a Mediterranean feel. A food court has an Islamic-inspired design. A children's play area is more contemporary. A cinema evokes an ancient Egyptian pharaoh's temple: a nearby market has the merchant tents and energy of the Grand Bazaar. A rotunda with its tile roof, concrete arches, and ornate brick-band accents picks up themes of Venice. Venice also inspired the canals running throughout the complex, which help create a sense of place for each district. Water for the canals is recycled and filtered from the nearby 6th of October City industrial complex.



In effect, the design takes a large retail and entertainment site and creates a small-scale shopping city, with themed designs influencing everything from major forms and passages to details such as rich-patterned floor paving, inverted flower umbrellas for shade, and the selection of materials. Construction on the center spine, linking the Grand Court, Grand Fountain, and Grand Rotunda, began in early 1999.







Dreamland High Tech Park

Design/Completion: 1998/ongoing
Location: Cairo, Egypt
Client: The Bahgat Group
Size: 100 acres/41 hectares





Design/Completion: 1998/2002
Location: Cairo, Egypt
Client: The Bahgat Group
Size: 39 acres/15 hectares



This 39-acre (15-hectare) resort features 21 state-of-the-art tennis courts and a 5,000-seat competition stadium. Internationally recognized players, including world champion Mary Pierce, recently opened the stadium to cheering crowds at the Dreamland Tennis Classic. The luxurious tennis club offers players and visitors a pro shop, restaurant, and swimming pools with swim-up bar. The adjoining golf club includes an 18-hole championship course, golf academy, cottage hotel, and formal gardens.





TCL Golf Resort

Design/Completion: current project
 Site Area: 12,604,081 square feet/1,171,383 square meters
 Gross Building Area: 13,187,262 square feet/1,225,582 square meters



Clearwater Bay

Design/Completion: current project
Zhongshan, China
Client: Agile Property Land Co., Ltd.

Parcel A09-2

Site Area = 115,727 square meters
FAR = 0.32
Total Buildable Area = 44,000 square meters

Parcel A13-1

Site Area = 395,081 square meters
FAR = 1.2
Total Buildable Area = 474,097 square meters
Height Limit = 85 meters

Parcel A15-1

Site Area = 168,062 square meters
FAR = 1.2
Total Buildable Area = 201,694 square meters
Height Limit = 100 meters





Design/Completion: 1995/ under construction
Parung, Republic of Indonesia
Client: PT. Kahuripan Raya
1,734 Ac/ 702 Ha



Telaga Kauripan, a residential development within commuting distance of Jakarta, adapts to its location on the site of a former rubber plantation in ways that not only create minimal disruption to the local rubber industry, but use the plantation as a key design asset. Rather than remove the rubber trees, planners oriented Telaga's neighborhoods and Dutch Colonial residences around them, using their shape, beauty, and shade to create greenspace common areas for the shared use of residents.

Telega transforms other natural features into design assets as well. The entry road ends at a striking Dutch Colonial entry gate beside the site's most prominent lake. Development along a central spine preserves existing terraced rice paddies, and integrates nature walks and jogging paths among them. Housing follows the Indonesian 1:3:6 formula: for every one low-density unit there are three of medium density and six of high density. Neighborhoods, village centers, nature preserves, an 18-hole golf course, and a resort hotel are arranged around existing freshwater lakes, giving residents lake views and easy access to swimming and boating. One notable design feature is a waterfall that starts at a courtyard fountain behind the center of the building beneath a glass-block lobby floor, and continues down a series of landscaped terraces to the lake.

Telaga is designed as a first-home community, with business parks, schools, and neighborhood centers complementing retail, entertainment, and recreational amenities.







Desert City Concept

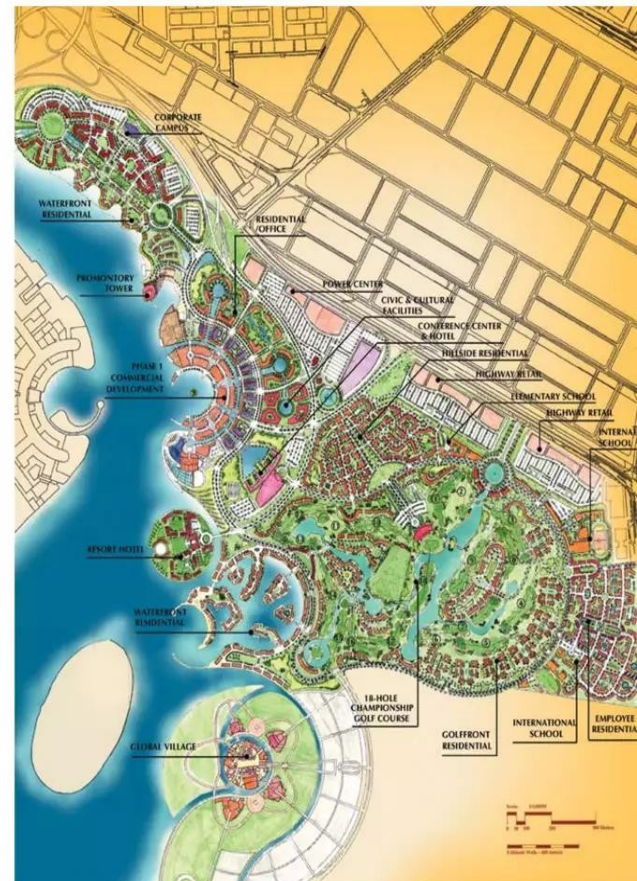
Design: 2003
Location: Dubai, United Arab Emirates
Client: Al Futain Investments
Size: 1600 acres/ 647 hectares



In keeping with the region's traditional seafaring heritage, water is the main organizing framework of the Desert City master plan. Less than 5 minutes from Dubai International Airport, this ground-breaking mixed-use destination features 2.6 million square feet of retail, entertainment, hospitality and business components.

The overall project includes four international hotels with over 2,500 total rooms, more than 90 restaurants and cafes, a 175,000-square-foot food market anchor and a 245,000-square-foot IKEA destination store. The entertainment options are extensive, and include a 12-screen cinema complex, family entertainment center, bowling alley, championship golf course and luxury marina.

The Desert City waterfront is a series of pedestrian walkways lined with residential services, park space and festival grounds. Festival Centre, the waterside hub of the project, is divided into three themed pavilions. "The Hub", to the northwest of the Festival Marina, features a selection of urban nightlife, and presents an up-market downtown vibe. The second pavilion, "Taste", is a family-friendly collection of eateries and entertainment option. "Trade Routes" features culturally iconic dining experiences from around the world, and incorporates a large international market with small shops designed to evoke the energy and visual drama of a traditional souk. A 500-meter long waterfront pedestrian promenade, the Canal Walk, is lined with shops and cafes.



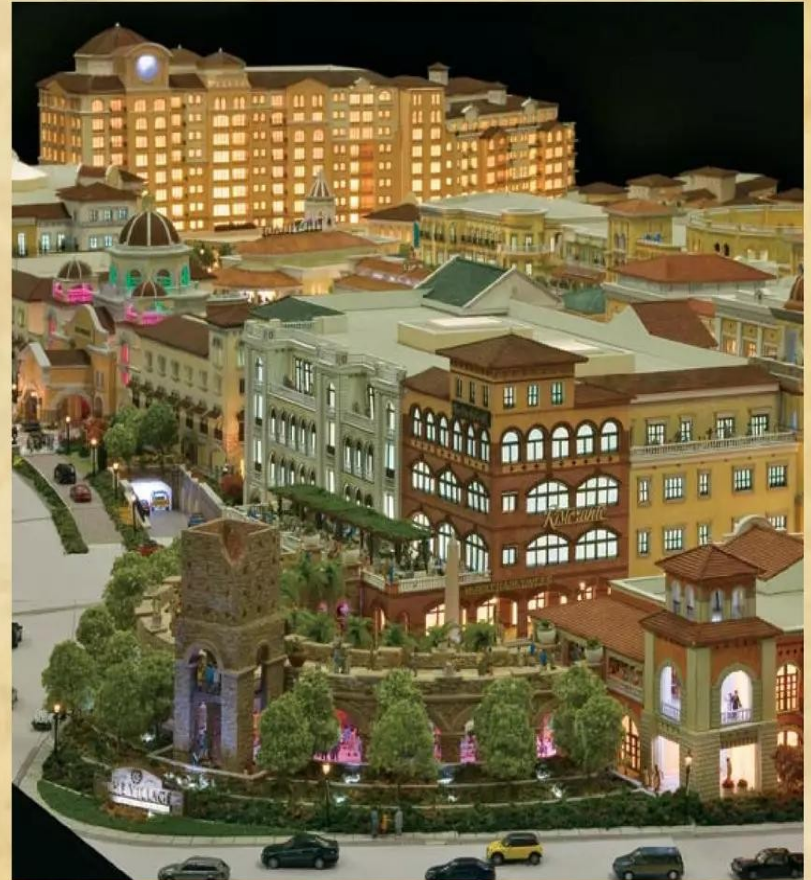
The Village at Queensridge

Design/Completion: 2005/2007
Location: Las Vegas, Nevada, USA
Client: Executive Home Builders/Peccole Nevada
Size: 450,000 square feet/41,821 square meters of retail: 1.4 million square feet/130,064 square meters overall

The Village at Queensridge embraces the casually debonair elegance of a luxurious European lifestyle, blending the vital energy of Las Vegas with Mediterranean-influenced Old World architectural styling and an array of contemporary lifestyle options. A true urban "village," the 29-acre project includes 340 residential units adjacent to dual pedestrian/vehicular avenues flanking a central fountain park and village market, and lined with an array of retail, dining and entertainment venues.

Thirty-five- and fifty-five-foot monument signs greet visitors at the northern and southern entries, both of which make use of roundabouts to siphon traffic along internal avenues into the heart of the project. Cafes, bistros, a gourmet market, restaurants offer al fresco dining and terraced seating, and a wide array of healthy lifestyle options – health clubs, bicycle and jogging trails, fitness classes, luxury spas, European-style salons – help to weave a true community fabric in an authentic neighborhood environment.

An alluring and evocative combination of comfortable spaces, private sanctuaries, public plazas, gardens, loggias, terraces, canopies, parks, avenues and piazzas imbue The Village with a timeless ambience and a powerful sense of place. The solid craftsmanship and traditional materials – stone, slate, brick and stucco – combine with an artisan sensibility to complement the combination of energized spaces and sumptuous luxury. Inspired by the spirit of a Spanish country villa and infused with the vibrant, cultured atmosphere and bustling human activity of a true community, The Village is something special: an utterly unique American destination.





Zonk'izizwe

Design/Completion: 1996/on-going
Midrand, Gauteng, Republic of South Africa
Client: Old Mutual Investment Group
Property Investments
Land Area: 375 Ac/152 Ha
Building Area: 5,000,000 square
feet/464,684 square meters

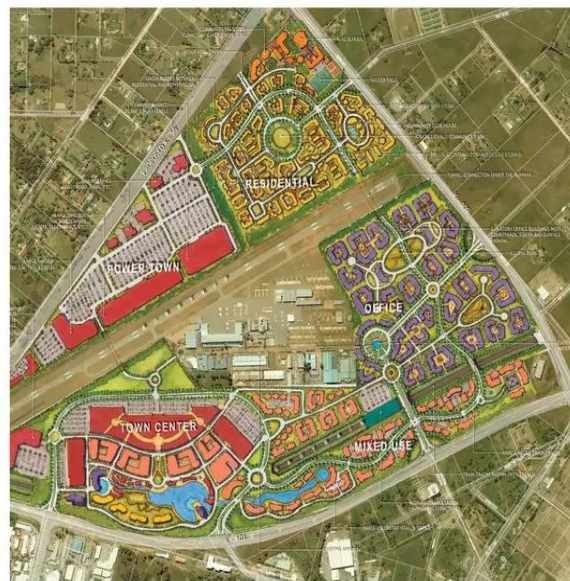


A distinctive curvilinear shape defines the core of Zonk'izizwe, giving an unmistakably African imprint to this branded town center development between Johannesburg and Pretoria. The Gautrain station and rapid rail link between the two cities is integral to the design and development of the master plan. The vital heart of a larger master-planned community encompassing gated residential, office, retail, and mixed-use components, Zonk'izizwe transforms a plot of prairie hillside into a one-of-a-kind mixed-use destination. Sustainable development and

"Green" architecture figure prominently in the Zonk'izizwe design, with innovations like bio-water recycling/purification and solar power energy contributions. Zonk'izizwe's renewable resource management, energy efficient strategies and a pervasive conservation ethic sets a new standard for the future of eco-friendly South African development.

A 12-story hotel and a series of mid-rise residential towers overlook the manmade lake, which sits at the center of Zonk'izizwe. Adjacent to a plot of public green park space, the lake is fronted by a pedestrian Riverwalk lined with restaurants, cafes, and arts and crafts vendors. The lakefront promenade connects to a central plaza bracketed by four mid-rise office towers above retail. Plasma screens, graphics and multimedia displays enliven the plaza. Open promenades link the plaza to department stores and other commercial establishments, including a prominent enclosed retail/entertainment district with a multi-screen cinema megaplex. This covered mall component features an enormous skylit glass canopy above a central "arboretum" stocked with indigenous plants.

Zonk'izizwe, which means "all nations," celebrates its African heritage and climate with open-air pedestrian streets and an orientation that allows the winter sun to warm its terraces and public spaces. Bright vibrant coloring finds expression in African paving designs, pennants and graphics. The entire complex is family oriented, emphasizing harmony with the natural surroundings while combining interactive learning, recreation, shopping, dining, and entertainment in a safe, secure, and energized environment.



a sustainable future

ZONK'IZIZWE TOWN CENTER



LIVE, WORK, PLAY

DESIGN

- locate buildings to benefit from existing environment
- design energy efficient buildings
- design buildings to use renewable energy
- design water-efficient, low-maintenance landscaping
- design for the future reuse & adaptability
- avoid potential health hazards: radon, mold, pesticides
- look into the feasibility of graywater
- smaller is better



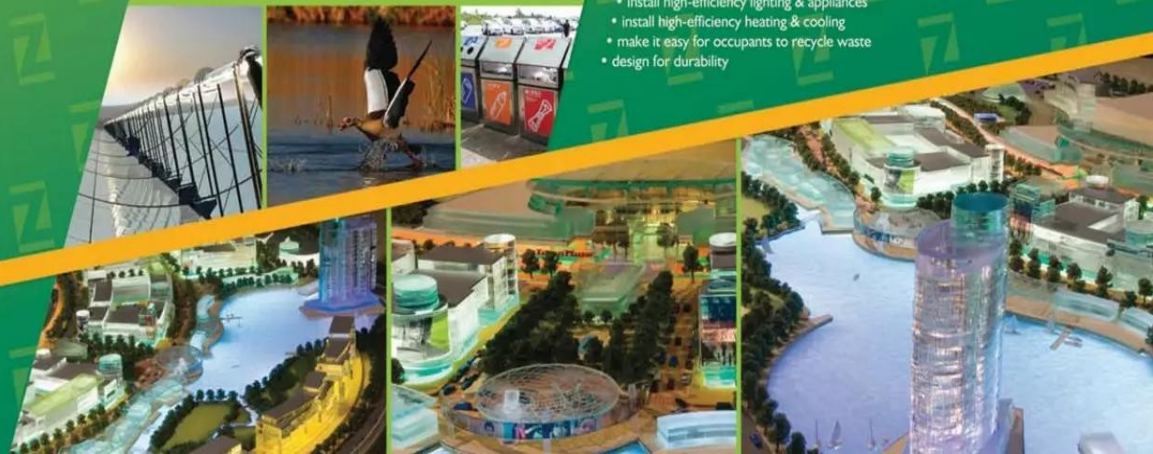
MATERIALS & EQUIPMENT

- make your business operations more environmentally responsible
- avoid ozone-depleting chemicals in mechanical equipment & insulation
- use durable products & materials that are low-maintenance
- choose building materials with low embodied energy
- install & provide responsible on site water management
- buy locally produced building materials
- install mechanical ventilation equipment
- optimize material use



SUSTAINABILITY & ENERGY

- make education a part of your daily practice
- install high-efficiency lighting & appliances
- install high-efficiency heating & cooling
- make it easy for occupants to recycle waste
- design for durability





ZONK'IZIZWE TOWN CENTER SELECTED FOR NEWLY LAUNCHED CLIMATE POSITIVE DEVELOPMENT PROGRAM

New Clinton Climate Initiative program to demonstrate economic, environmental strategies for sustainable urban growth

May 19, 2009 – (Johannesburg, South Africa) – The Zonk'izizwe Town Center was announced today as one among 16 founding projects of the Climate Positive Development Program, a Clinton Climate Initiative (CCI) program that will support the development of large-scale urban projects that demonstrate cities can grow in ways that are "climate positive." Climate Positive real estate developments will strive to reduce the amount of on-site CO2 emissions to below zero.

The Climate Positive Development Program was launched by President Clinton, Founder of the William J. Clinton Foundation, on May 19, 2009, at the C40 Summit in Seoul, South Korea. Along with the other founding projects, Zonk'izizwe Town Center will demonstrate Climate Positive strategies, setting a compelling environmental and economic example for cities to follow.

To reduce the net greenhouse gas emissions of their Climate Positive Development projects to below zero, property developers and local governments will agree to work in partnership on specific areas of activity. This includes implementing economically viable innovations in buildings, the generation of clean energy, waste management, water management, and transportation and outdoor lighting systems.

Last year, for the first time, half the world's population (3.2 billion people) lived in cities, and that figure is expected to grow to 70 percent by 2050. Cities also occupy just 2 percent of the world's landmass, yet are responsible for more than two-thirds of global energy use and greenhouse gas emissions. How cities change and grow is therefore a critical component to tackling the climate crisis.

"The City of Johannesburg welcomes the opportunity to promote a new and more sustainable building development paradigm in South Africa," said Johannesburg Councillor Prema Naidoo, Member of Mayoral Committee, Environment. "The city is looking forward to working with Old Mutual and in expanding its existing partnership with the Clinton Climate Initiative. The Climate Positive Development Programme is an innovative and integrated way to achieve the City's new policy on energy efficiency and resource sustainability in urban development at a faster and larger scale than would have been possible."



CLINTON
CLIMATE
INITIATIVE

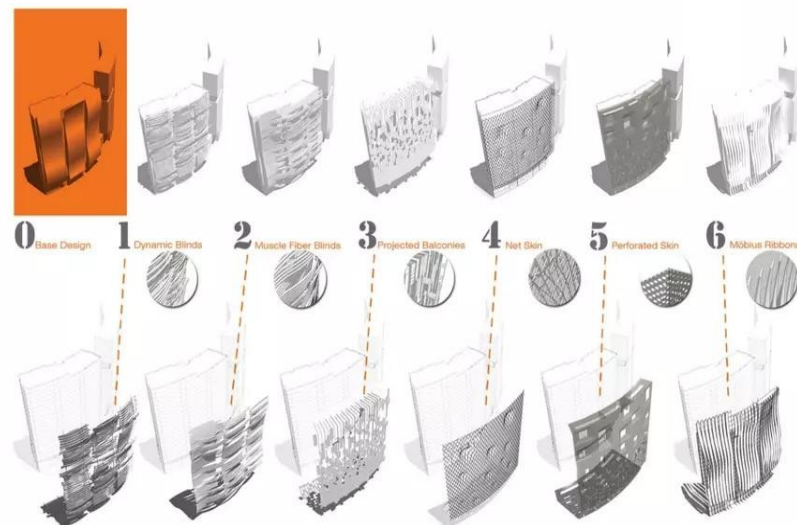
In partnership with the
U.S. Green Building Council

William J. Clinton Foundation - 383 Dorchester Avenue, Suite 400 - Boston, MA 02127 USA



Pondok Indah Residences/Hotel

Design/Completion: current project
 Jakarta, Republic of Indonesia
 Client: PT. Metropolitan Kencana





Villa Regina

Design/Completion: 1999/2003
Location: Quito, Ecuador
Client: Urbanizadora Naciones Unidas
Size: 440,406 square feet/40,930 square meters



Villa Regina, a Mediterranean-style residential development overlooking Quito, Ecuador, is destined to become a luxurious and popular housing destination for city residents looking to experience the ultimate in comfort and convenience.

The Villa Regina complex includes five separate ten-story residential towers with seventeen housing units in each building. A variety of unit plans and designs include a range of 400 to 500-square-meter layouts, some two-level penthouses and even some private gardens. One of the most remarkable

features of the Villa Regina design is the fact that every residence has a panoramic view of the city of Quito and the spectacular surrounding volcanoes. Exposed beam interiors with high ceilings contribute to a relaxed and opulent feel, and every resident enjoys their own private elevator access.

The stucco and terra cotta-roofed towers surround a series of lush formal gardens and fountains, and a central clubhouse offers a selection of amenities to both residents and guests. The clubhouse includes a library, kitchen, large party room, Jacuzzi, sauna,

indoor pool, and a full selection of weights and aerobic equipment. Villa Regina is designed for exclusive, high-end living, and the gated community includes 24-hour-a-day security guard service. A special combination of security, spectacular views and luxurious contemporary housing options makes Villa Regina a highly desirable choice for area residents seeking high-end accommodations.



Ca'n Pedro

Design/Completion: 2004/2005
Location: Deià, Spain
Client: undisclosed
Size: 2,200 square feet



This renovation of this 80-year-old building capitalizes on a hillside location, ocean view and sublime setting in a centuries old village on the northern Majorcan coast. Local architectural styling, regional landscaping elements and traditional building materials highlight the powerful cultural and environmental context: Deià, a small mountain town with a population of about 700 full-time residents, combines a medieval sense of permanence and tranquility with the luxurious Mediterranean elegance of a contemporary resort destination.

The final design adds ornamental and structural stonework, echoing building materials featured throughout the town; additional insulation; an enlarged fireplace; a renovated kitchen and a small swimming pool. The work transforms a single structure into two stone and wood buildings connected by a span of outdoor stairs. A 500-year-old wooden door reclaimed from a local antiques dealer anchors the new aesthetic of comfortable permanence, reinforced with aged wooden beams and materials salvaged from local sources.

Four descending terraces cut into the cliffs below. The property fronts on the Delà to Sóller trail, a popular hiking path that follows an ancient cliff-side donkey trail along the sea. The Mediterranean climate and setting inspire a design that embraces the outdoor environment, with loggia along the front of the house and a sea-facing flagstone terrace looking out over olive trees, evergreens, Aleppo pines, Canary Island date palms, gardens and local plantings.





CAN
PEDRO

Architecture

The security of the gatehouse, the benefit of the valet and concierge services, spas, a state of the art workout facility, game room, and resident library are some of the grandeur of the amenities, too numerous to list. State-of-the-art, "green" sustainability features and smart building systems offer the latest technology and comfort available.

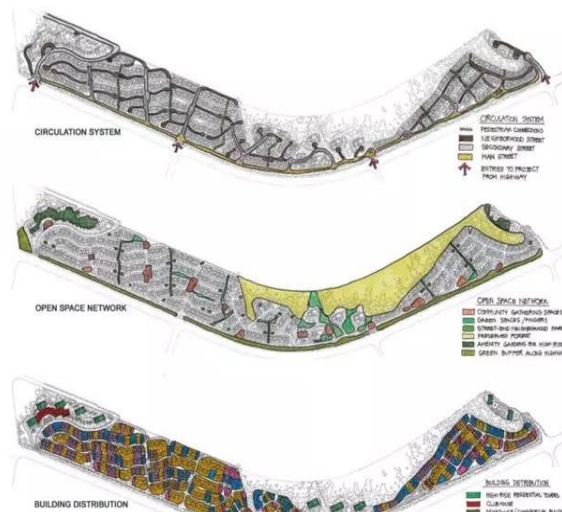
Interiors

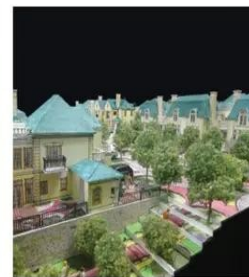
The French Neoclassical style is carried throughout the interior design of Blue Bay and Blue Mountain, creating a unified appearance and complementing the building architecture. Using themes of French high-style, luxurious casual country, stately country chateaus, baroque opulence, urban haute couture and rich ornate high-style, the interior elements are arranged with attention to the progression through the space and to

providing an experience for the owner of an unfolding discovery of architectural elements and interior furnishings.

Planned with central salons and formal gathering spaces defined with exquisite moldings and pilasters, the rooms feature well appointed finishes, crisp geometric stone floor patterns, granite counter tops and medallion mosaic inlays, wood paneled walls and parquet flooring with a hand milled patina, stone and marble fireplace mantles flanked by built-in bookcases, exquisite millwork and gilded fixtures all enhance a refined and distinguished environment.

The architectural interior elements are accented with high-style details that define the ultimate luxury of cosmopolitan French living: luxurious silk draperies, rich upholstery textures, subtle recessed lighting balanced with traditional crystal chandeliers, antique glazing, gilded and metal accents and a traditional French color palette. The attention to rich architectural detailing along with the subtle layering and progression of texture, balance, function and beauty all combine to create a homogeneous interior that speaks to the richness and sophistication found at Blue Bay and Blue Mountain.







Blue Bay

Design/Completion: current project
Location: Dalian, China
Client: Yida Group

Landscape

The formal French Neoclassical style is expressed by the disciplined and architectural layout of Blue Bay and Blue Mountain. Using geometry, symmetry and balance to compose the classic formality of the gardens, spaces are defined and created by long axial vistas, straight tree-lined avenues, rectangular lawns, clipped shrubs and French inspired fountains and water features. An additional layer of garden adornment – statues, sculpture, ornamental metal work, lighting and furniture – further creates the private park-like setting for affluent couples and families.

Architecture

The residences of Blue Bay and Blue Mountain are offered in a wide range of housing types – high-rise apartment towers, town home units and duplex and single family villas – all designed in the French Neoclassical Style creating luxurious settings through a combination of craftsmanship, classic elegance, gracious amenities, refined privacy and the utmost attention to detail. Mansard roofs, richly sculpted details, vertically linked windows, lavish exterior ornamentation, metal ornament, steep roofs, dormer windows and rooflines punctuated by towers and turrets are among the French classical techniques employed to create the atmosphere of sophisticated elegance.

The security of the gatehouse, the benefit of the valet and concierge services, spas, a state of the art work out facility, game room, and resident library are some of the grandeur of the amenities, too numerous to list. State-of-the-art, "green" sustainability features and smart building systems offer the latest technology and comfort available.

Interiors

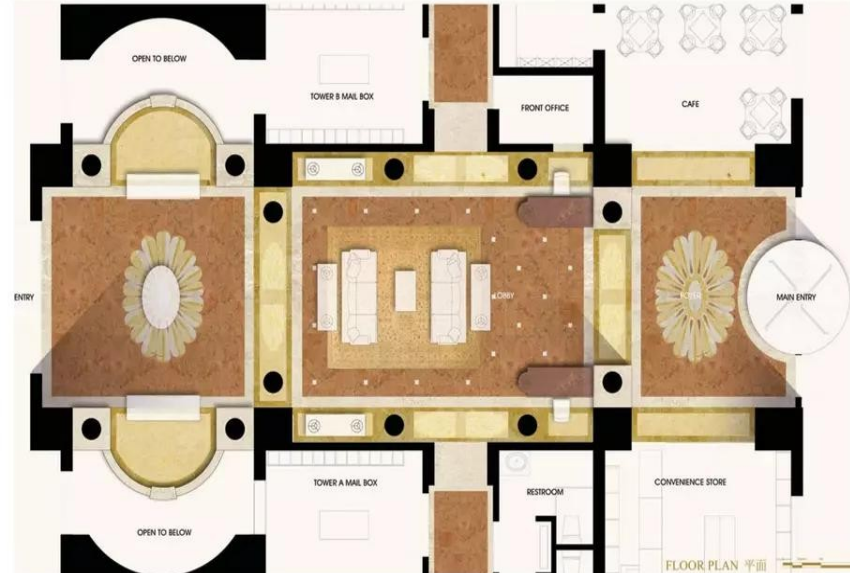
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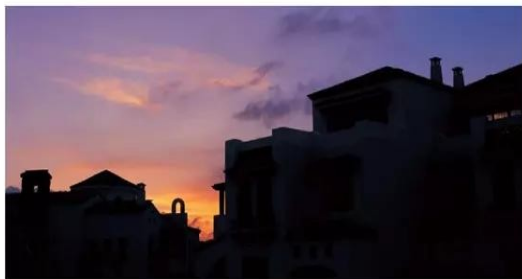
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Vizcaya at Jinqiao

Design/Start of Construction: 2002/2003
Location: Shanghai, China
Client: Rama Property Development
Size: 1,202,128 square feet/111,722 square meters, 28 acres/11.3 hectares



Vizcaya at Jinqiao brings the relaxed atmosphere and lush feel of a Mediterranean hill town to Eastern China. This private community outside Shanghai targets an upscale clientele looking to experience the luxury and convenience of a self-contained residential development replete with modern amenities and convenient to local schools and commercial districts.

Creative land planning transforms a relatively flat site into a tableau of gently rolling hills, palms, and villas. Private residential courts, individually designed and themed, feed into

a central avenue linking to the project's centerpiece, a spectacular community clubhouse. The clubhouse, surrounded by community gardens and sports facilities, contains a full service health spa and restaurant facilities, as well as a combination indoor/outdoor heated pool. Clay tile rooftops, white stucco exteriors, towers, cupolas and indoor and outdoor exposed wooden beams establish a strong thematic identity, with palm-tree-lined streets and courtyards contributing to a tranquil, serene neighborhood sensibility.

The community, utterly unique to this part of the world, offers a wide selection of occupancy models and home designs, with 190 units ranging from three to five bedrooms. The convenience to Shanghai, security, and intimate community feel make Vizcaya a highly desirable residential destination.

Pacific Coast Builders Conference - Gold Nugget Award - Award of Merit - International Residential, 2006

